



## **NUNHEAD AND PECKHAM RYE COMMUNITY COUNCIL - PLANNING-**

MINUTES of the Nunhead and Peckham Rye Community Council held on Thursday  
14 October 2010 at 7.00 pm in Southwark Town Hall, 31 Peckham Road, London,  
SE5 8UB

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**PRESENT:** Councillor Victoria Mills (Chair)  
Councillor Fiona Colley  
Councillor Nick Dolezal  
Councillor Gavin Edwards  
Councillor Mark Glover  
Councillor Renata Hamvas  
Councillor Althea Smith

**OFFICER** Sonia Watson (Planning Officer)  
**SUPPORT:** Rachel McKoy (Legal Officer)  
Norman Brockie (Design and Conservation Officer)  
Gerald Gohler (Constitutional Officer)

### **1. INTRODUCTION AND WELCOME**

The Chair welcomed attendees to the meeting.

### **2. APOLOGIES**

There were apologies for lateness from Councillors Fiona Colley, Renata Hamvas and Althea Smith.

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

Members declared interests regarding the following agenda items:

## 6. Development control items

Councillor Fiona Colley, personal, regarding application 10-AP-0570, as she was going to speak on the application in her capacity as a ward councillor.

Councillor Mark Glover, personal and prejudicial, regarding application 10-AP-2289, as the architect who worked on the proposal is his next-door neighbour.

Councillor Mark Glover, personal and prejudicial, regarding application 10-AP-1694, as a friend of his lives in the building the application relates to.

Councillor Victoria Mills, personal, regarding application 10-AP-2289, as she serves as a school governor at the same school as the applicant.

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

There were none.

## 5. MINUTES

The minutes of the meeting held on 8 September 2010 were agreed as a correct record and signed by the Chair.

## 6. DEVELOPMENT CONTROL ITEMS

**Note:** At this point, Councillor Mark Glover left the room and did not take part in the discussion and decision on the following item.

**Item 1.5** - 10-AP-2289 – 44b The Gardens, London, SE22 9PZ - *Change of use from ground floor workshop and office (Use Class B1) to a Dental surgery (Use Class D1) involving the demolition of single storey buildings and the erection of single storey unit.*

The planning officer introduced the report and outlined the reasons behind the recommendation that planning permission be granted, subject to conditions.

Councillors asked questions of the planning officer.

There were no objectors wishing to speak.

The applicant spoke in favour of the application. Councillors asked questions of the applicant.

A local supporter who lived within 100 metres of the site of the development spoke in favour of the application. Councillors asked questions of the local supporter.

There were no councillors wishing to speaking in their capacity as a ward councillor.

Councillors discussed the application.

**RESOLVED:**

That planning permission for application 10-AP-2289 be granted, subject to the conditions set out in the report and the following amendments:

1. An amended condition 5: "The first floor windows on the eastern elevation of the building overlooking the single storey dental surgery shall be obscure glazed in their entirety and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to improve the privacy and amenity of the occupiers and users of the adjoining premises at 182 and 184 Peckham Rye in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan."

2. The following informative to be added: "A note would also be added advising that conservation area consent for the work may be required."

**Note:** At this point Councillor Mark Glover rejoined the meeting, and Councillors Renata Hamvas and Fiona Colley joined the meeting.

**Item 1.3** – 10-AP-1753 – 157c Dunstons Road, London, SE22 0HB - *Erection of 3 x 2-storey dwellings with additional accommodation in the roofspace (Use Class C3).*

The planning officer introduced the report and outlined the reasons behind the recommendation that planning permission be granted, subject to conditions.

Councillors asked questions of the planning officer.

Two representatives of the objectors spoke against the proposal. Councillors asked questions of the representatives of the objectors.

The applicant's agent spoke in favour of the application. Councillors asked questions of the applicant's agent.

There were no local supporters of the development, or councillors wishing to speaking in their capacity as a ward councillor.

Councillors discussed the application.

## RESOLVED:

That planning permission for application 10-AP-1753 be granted, subject to the conditions set out in the report and the following amendments:

1. A new condition: “Notwithstanding the approved plans, the location of the 6 velux windows in the main rear roof slope serving the third bedroom to all of the houses shall be raised by 300mm from 1.5 to 1.8 metres.

### Reason

In order to prevent undue overlooking of the adjoining properties and gardens in accordance with Policy 3.2 Protection of amenity of the Southwark Plan 2007. “

2. An amended condition 6. Condition 6 should read: “Prior to the commencement of development, detailed drawings (scale 1:50 or 1:100) of the boundary treatment including the provision of fencing to the rear at a height of 2 metres when measured from the adjoining land levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the occupation of the development and retained as such thereafter.

### Reason

In the interests of the visual amenities of the area, in accordance with policies 3.2 'Protection of amenity', 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007.”

3. An amended condition 9: “Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of four new and suitable semi-mature trees and the retention of the existing two semi-mature trees, and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

### Reason

In order to enhance the visual amenities of the development, in accordance with policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007.”

4. The following informative be added: “Additional note: At least 6 months before the occupation of the new buildings or units of accommodation hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the

development. It is suggested the properties use Donkey Alley as the address since this will be the main access.”

**Note:** At this point, Councillor Althea Smith joined the meeting.

**Item 1.1** - 10-AP-0087 - 82-86 Peckham Road, London, SE15 5LQ - *Demolition of former factory and redevelopment with a three to five storey frontage building and a two to seven storey building at rear of site, conversion of former fire station and refurbishment of 3 Talfourd Road to provide mixed use development of 44 dwellings, 202 sq.m of Classes A1, A2 or B1 floorspace (retail, financial and professional services, offices), car, cycle, scooter parking and central amenity open space.*

**Item 1.2** - 10-AP-0086 - 82-86 Peckham Road, London, SE15 5LQ – *Internal and external alterations and refurbishment to provide two ground floor Class A1, A2 or B1 units (retail, financial and professional services or offices) and five flats on the upper floors.*

Members decided to hear these two items together, as they relate to the same address.

The planning officer introduced the report and to outline the reasons behind the recommendations that planning permission be granted subject to legal agreement (10-AP-0087); and that listed building consent be granted, subject to conditions (10-AP-0086).

Councillors asked questions of the planning officer and of the conservation officer.

There were no objectors.

The applicant spoke in favour of the application. Councillors asked questions of the applicant.

A local supporter who lived within 100 metres of the site of the application spoke in favour of the application. Councillors asked no questions of the supporter.

No councillors wished to speak in their capacity as a ward councillor.

Councillors discussed the application.

**RESOLVED:**

That planning permission for application 10-AP-0087 be granted, subject to the conditions set out in the report.

**RESOLVED:**

That listed building consent for application 10-AP-0086 be granted, as set out in the report.

**NOTE:** At this point, Councillor Colley sat with members of the public, and did not take part in the discussion and decision on the following item.

**Item 4 - 10-AP-0570 - 172-174 Queens Road, London, SE15 2HP –  
*Erection of 2-storey building at rear of site comprising 2 dwellings (Use Class C3) following demolition of existing store.***

The planning officer introduced the report and outlined the reasons behind the recommendation that planning permission be granted, subject to conditions.

Councillors asked questions of the planning officer.

The representatives of the objectors spoke against the application. Councillors asked questions of the representatives of the objectors.

The applicant spoke in favour of the application. Councillors asked questions of the applicant.

There were no local supporters of the application wishing to speak.

Councillor Fiona Colley spoke in her capacity as a ward councillor. Councillors asked questions of Councillor Colley.

Councillors discussed the application.

**RESOLVED:**

That planning permission for application 10-AP-0570 shall be refused on the following grounds:

1. The proposed two storey structure, due to its height, mass and detailed design would result in an incongruous development, failing to respond to its surroundings and being out of character with the local area generally. As such the proposal would be contrary to Policies 3.2 Protection of amenity, 3.12 Quality in design of the Southwark Plan 2007 and the Residential design guidance Supplementary Planning Document 2008.
2. The proposal would fail to provide a satisfactory level of living accommodation for future residents by reason of the proposed access to the units, the level of private amenity space and the proposed use of screening to the first floor windows. The proposal is therefore considered contrary to Policy 3.11 Efficient use of land and 4.2 Quality of residential accommodation of the Southwark Plan 2007.

**NOTE:** At this point Councillor Colley rejoined the meeting, and Councillor Glover left the meeting.

**Item 1.6** - 10-AP-1694 – 3a Blenheim Grove, London SE15 - *Change of use of ground floor Class B1 office use premises to hairdressing salon.*

The planning officer introduced the report and outlined the reasons behind the recommendation that planning permission be granted, subject to conditions.

Councillors did not ask questions of the planning officer.

There were no objectors.

The applicant did not attend.

There were no local supporters of the application wishing to speak.

There were no councillors who wished to speak in their capacity as a ward member.

Councillors discussed the application.

**RESOLVED:**

That planning permission for application 10-AP-1694 be granted, subject to the conditions set out in the report.

The meeting ended at 10.35pm.

**CHAIR:**

**DATED:**