



CAMBERWELL COMMUNITY COUNCIL

-Planning -

MINUTES of the Camberwell Community Council held on Thursday 8 September 2011
at 7.00 pm at Walworth Methodist Church, 54 Camberwell Road, London SE5 0EN

PRESENT: Councillor Dora Dixon-Fyle (Vice-Chair)
Councillor the Right Revd Emmanuel Oyewole
Councillor Mark Williams

**OFFICER
SUPPORT:** Wing Lau, Planning Officer
Sadia Hussain, Legal Officer
Christian Loveday, Transport Officer
Tim Murtagh, 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 Norma Gibbes, Peter John, Kevin Ahern and Ian Wingfield.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

5. MINUTES FROM THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 21 July 2011 be agreed as a correct record, and signed by the chair.

6. DEVELOPMENT CONTROL ITEMS

6.1 SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON SE5 8AZ

Planning application reference number 11-AP-1676

PROPOSAL:

Redevelopment of the site to include the erection of a part three, part four storey learning centre (Use Class D1) with associated landscaping, cycling and parking facilities and removal of eight trees.

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

Members asked questions of the planning officer.

An objector made a statement and responded to questions from members.

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

There were no supporters within 100 metres of the site and no councillors who spoke as ward members.

Members asked, for it to be noted that they wanted officers drafting the transport plan to take particular notice of concerns raised over the hours of use and type of vehicle.

RESOLVED:

That planning permission for application 11-AP-1676 be granted subject to the conditions set out in the report and the following condition instead of the listed condition 20:

Before any work hereby authorised begins, the owner/developer shall procure at their own cost the services of a suitably qualified and competent consultant in the relevant field, and a Contaminated Land Assessment and associated remediation strategy, together with a timetable of works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given, which shall include:

- a) Submission of a detailed site investigation in accordance with the approved methodology to establish the possible or actual presence of contamination and/or

pollution in, on, under or over the site, to assess the nature and extent of the contamination or pollution including the actual or potential pollution of the ground and surface water environment. The method and extent of the site investigation shall be in accordance with established code of practice and should be agreed with the Local Planning Authority (Environmental Protection) before commencement of the investigation.

- b) Submission of a comprehensive report containing the detailed findings of the investigation carried out together with a risk assessment of any pollutant or hazard identified in the report (using the source, pathway and receptor principle), a remediation scheme setting out the measures necessary to remove, neutralise or otherwise deal with the contamination and/or pollution (including measures to prevent and monitor pollution of ground water and surface water) so that the site may be used for the purposes for which it is being developed. The remediation scheme shall be implemented at the owner/developer's cost in compliance with the reasonable conditions, stipulations, phasing timetable and other relevant matters subject to which such approval is granted.

At any time after the implementation of the approved remediation scheme, if the Local Planning Authority is reasonably satisfied that further remediation works are necessary to remove, neutralise or otherwise deal with any residual contamination and/or pollution in, on, under or over the site, the Local Planning Authority may by written notice require the owner/developer to carry out the remediation steps specified in the said notice which shall also specify the date by which the said remediation steps shall be completed. The failure on the part of the owner/developer to carry out the said remediation steps to the reasonable satisfaction of the Local Planning Authority by the date specified in the said notice shall be deemed to be a breach of the owner's/developer's obligation under this consent. This does not affect any action that may be deemed necessary under Part II A of the Environmental Protection Act 1990 or other relevant legislation.

- c) Submission of (following completion of remediation work) a detailed consultant validation report confirming that all reasonable skill, care and due diligence has been taken in the carrying out of the investigation, compiling the report, findings and remediation scheme, and ensuring the scheme has been properly implemented (see CLR11 for guidance). Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary documentation detailing what waste materials have been removed from the site.

Once the validation report at c) is submitted to and approved in writing by the Local Planning Authority the condition will be fully discharged.

6.2 SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON SE5 8AZ

Planning application reference number 11-AP-1677

PROPOSAL:

Demolition of the existing Southwark Training Centre to allow for the erection of a part three, part four storey learning centre with associated landscaping, cycling and parking facilities, and removal of eight trees.

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

Members asked questions of the planning officer.

There were no statements from objectors, applicants, supporters or ward councillors. An objector made a statement and responded to questions from members.

RESOLVED:

That planning permission for application 11-AP-1677 be granted subject to the conditions set out in the report.

The meeting ended at 8.45 pm.

CHAIR:

DATED: