



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 2 July 2013 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Mark Gettleson
Councillor Rebecca Lury
Councillor Adele Morris
Councillor Nick Stanton
Councillor Mark Williams

OFFICERS: Simon Bevan, Director of Planning
Gary Rice, Head of Development Management
Yvonne Lewis, Development Management
Bridin O'Connor, Development Management
Michael Tsoukaris, Development Management
David Lane, Development Management
Jonathan Gorst, Legal Services
Kenny Uzodike, Constitutional Team

1. APOLOGIES

There were none.

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 was none.

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

- Item 6: Addendum report
- Item 6: Member pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the open section of the meeting held 4 June 2013 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

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.

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 1-6 CAMBERWELL GREEN & 307-311 CAMBERWELL NEW ROAD, LONDON SE5

Planning application reference number 12/AP/1308

Report: See pages 8-62 of the agenda and addendum report pages 1-2.

PROPOSAL:

(i) Demolition of existing buildings on site and redevelopment to provide mixed use premises with a maximum height of 6 storeys with set backs at 1st and 6th floors, providing 101 residential units (2 x studio units, 30 x 1 bed, 46 x 2 bed, 23 x 3 bed) and 1,335sqm of commercial uses within use Classes A1, A2, A3 and B1 at ground floor, associated areas for cycle storage (158 spaces), disabled parking bays (2 spaces) and

amenity space.(ii) Demolition of all existing buildings on the site.

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

Members heard a representation from objectors to the application and asked questions.

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

Members debated the application and asked questions of the officers.

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

Members discussed at length the various reasons which led to the refusal. Concerns raised included such matters as inadequate design particularly the frontage into the Green on Camberwell Green, impact of the development on sunlight and daylight, impact, the cost of commercial space in the development and shortfall in the number of provided disabled parking spaces and shortfall in policy terms in the number of affordable housing units. Members took legal advice from the legal officer.

RESOLVED:

1. That in reference to application number 12/AP/1308, planning permission be refused.
2. That officers produce a further report to the committee on the reasons for refusal and relevant policies at the next meeting of the committee on 16 July 2013.
3. That the decision on item 6.2, conservation area consent be delegated to the head of development management.

6. 1-6 CAMBERWELL GREEN & 307-311 CAMBERWELL NEW ROAD, LONDON SE5

Items 6.1 and 6.2 were considered together (see item 6.1 for consideration and decision).

6.3 WOOD DENE, SITE BOUNDED BY QUEENS ROAD, MEETING HOUSE LANE AND CARLTON GROVE SE15

Planning application reference number 13/AP/0876

Report: See pages 63-138 of the agenda and addendum report pages 2-5.

PROPOSAL:

Demolition of remaining structures and erection of three buildings between two and nine storeys in height to provide 333 residential units and 450sqm (GIA) of flexible retail (Classes A1-A3) / Office (Class B1) / Non-Residential Institution (Class D1) space together with the provision of access, car and cycle parking, plant, landscaping and an energy centre.

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

Members heard a representation from objectors to the application and asked questions.

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

Members debated the application and asked questions of the officers.

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

RESOLVED:

That in reference to application number 13/AP/0876 planning permission be granted subject to the following conditions:

1. That planning permission be granted subject to conditions, the applicant first entering into an appropriate legal agreement, and subject to referral to the Mayor of London.
2. In the event that the legal agreement is not entered into by 30 July 2013, the head of development management be authorised to refuse planning permission for the reasons set out in paragraph 167 of the committee report.
3. The conditions as stated in the committee reports and as amended in the addendum report.

ADJOURNMENT

The meeting was adjourned for 5 minutes at 9.20pm to give members a short break and was reconvened at 9.25pm.

6.4 LYNDHURST PRIMARY SCHOOL, GROVE LANE, LONDON SE5 8SN

Planning application reference number 13/AP/0923

Report: See pages 139-162 of the agenda and addendum report pages 5-6.

PROPOSAL:

Erection of a three storey extension to the rear of the main school building together with new entrance gates to Grove Lane. Alterations to rear elevation of main school building and nursery building plus associated landscaping.

Items 6.4 and 6.5 were considered together.

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

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

Members debated the application and asked questions of the officers.

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

RESOLVED:

That in reference to application number 13/AP/0923, planning permission be granted subject to the conditions as stated in the committee report and draft decision notice.

6.5 LYNDHURST PRIMARY SCHOOL, GROVE LANE, LONDON SE5 8SN

Planning application reference number 13/AP/0924

Report: See pages 139-162 of the agenda and addendum report pages 5-6.

PROPOSAL:

Demolition of temporary classroom building, temporary toilet block, 1950's kitchen and dining block. Partial demolition of Grove Lane boundary wall plus minor demolition to the rear of the main school building and nursery building.

Items 6.4 and 6.5 were considered together (See item 6.4).

RESOLVED:

That in reference to application number 13/AP/0924, conservation area consent be granted subject to the conditions as stated in the committee report and draft decision notice.

Meeting ended 9.52pm.

CHAIR:

DATED: