



**COMMUNITY COUNCILS**  
A voice for your community



# **Borough and Bankside Community Council Planning Agenda**

**Date: Monday 21<sup>st</sup> November 2005**

**Time: 6.30pm**

**Place: The Cathedral School of St. Saviour & St. Mary Overie,  
Redcross Way, Southwark London SE1 1TD**

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- 1. Welcome and introductions**
- 2. Apologies**
- 3. Notification of any items which the Chair deems urgent**
- 4. Disclosure of Members' interests and dispensations**

## **Matters from the previous meeting**

5. Minutes to be agreed from the Planning Meeting held on 1<sup>st</sup> November 2005

## **6. Development Control Items Planning Applications for Decision:**

**Item 1/1 - Approval of Details - Article 21 GDPO - Metro Central  
Heights, 119 Newington Causeway SE1**

*N.B – This is the item deferred from the Borough and Bankside planning meeting held on the 1<sup>st</sup> November 2005.*

## **8. Closing comments by Chair – 7pm**

## ADDITIONAL INFORMATION

### **Borough and Bankside Community Council Membership**

Daniel McCarthy (Chair)  
Dr Abdur-Rahman Olayiwola (Vice Chair)  
Catriona Moore  
Mark Pursey  
Richard Thomas  
Lorraine Zuleta

### **Carers' Allowances**

If you are a Southwark resident and have paid someone to look after your children, or an elderly dependant or a dependant with disabilities, so that you can attend this meeting, you may claim an allowance from the Council. Please collect a claim form from the clerk at the meeting.

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For information on deputations please ask the clerk for the relevant hand-out.

### **Exclusion of Press and Public**

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

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### **Wheelchair access**

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For further information, please contact the Borough and Bankside Community Council clerk:

Beverley Olamijulo  
Phone: 0207 525 7234  
E-mail: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)  
Council Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

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Si precisa información traducida a su idioma, sobre los concejos del Comunidad (Community Councils) por favor llame al número de teléfono 020 7525 7514 Si tiene necesidades o requisitos específicos, como es el transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

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Lati bēre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini rẹ, jọwọ pe telifoonu 020 7525 7514.

**Yoruba**



# Borough and Bankside Community Council Planning meeting

**Draft Minutes of meeting**  
1 November 2005

St Matthews, Meadow Row, London, SE1 6RG

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## **PRESENT**

Councillors Danny McCarthy, Richard Thomas and Lorraine Zuleta

### **1. Introduction and welcome by the Chair**

The Chair welcomed members of the public, Council Members and officers.

### **2. Apologies**

None received

### **3. Items of business the Chair deems urgent**

None

### **4. Disclosure of Members' Interests and Dispensations**

Cllr Zuleta declared that she would be acting as a ward Councillor on the item and did not join the committee.

### **5. Minutes of the Borough and Bankside planning meeting held on the 12 September 2005**

Members agreed that the minutes of the Borough and Bankside planning meeting held on the 12 September 2005 were a correct and accurate record. Cllr McCarthy signed the minutes.

### **6. Recording of Members' votes**

Council Procedure Rule 1.17 (5) 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.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

## **7. DEVELOPMENT CONTROL**

### **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 unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

## **8. Development Control Items**

**Item 1/1      Approval of details – Article 21 GDPO –Metro Central Heights, 119 Newington Causeway SE1.**

**Proposal**      Details of alternative parking spaces for the residents of Metro Central heights to replace any spaces displaced during the period of construction work, as required by condition 5 of The Planning Inspectorate Appeal Decision dated 05/04/2005 Ref: APP/A5840/A/04/1152159 for a new building to provide 68 residential units. The proposal is to provide on-street parking permits for the displaced residents during the construction period.

Tim King, Planning Officer, introduced the report summarising the history of the application and appeal. Consent was recommended.

Members asked questions of the officer.

A member of the Metro Central Heights Residents Association addressed the committee on behalf of some of the objectors.

Members asked questions of the objector and sought further clarity regarding the original decision and subsequent inspectorate decision from the officer.

The applicants' Agent was present and addressed the committee. During his address to the committee the agent raised a proposal by the developers to establish a fund of £100,000 for the purpose of meeting any additional insurance costs.

Members asked questions of the applicants' agent and the officer confirmed that the offer of a fund had been made but would not be something the Council could enforce.

Cllr Zuleta addressed the committee as ward councillor supporting the objectors present and further raising concerns re the impact that on street parking as suggested would have on residents of the Rockingham Estate.

Members discussed the report and the issue raised at the meeting. Councillor McCarthy moved that the item be deferred until the next meeting for further information on policy T.1.2 and its impact on the application. It was proposed that this would also give residents a chance to consider the proposal made at the meeting by the applicant re car insurance fund and a chance for the applicant to consider the use of more than one off street site to meet requirements.

**RESOLVED:** To defer decision on the application until the 21<sup>st</sup> November meeting for the reasons stated above.

#### **Closing Comments by Chair**

The Chair thanked everyone for attending and contributing to the meeting. He stated that the item deferred would be heard at the 21<sup>st</sup> November Borough and Bankside Community Council meeting.

The meeting closed at 7.55pm.

**Chair:**

**Date:**

<b>Item No.</b>	<b>Classification</b> Open	<b>Date:</b> 21 November 2005	<b>Meeting Name:</b> Borough and Bankside Community Council
<b>Report title:</b>		<b>Development Control</b>	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Strategic Director of Regeneration	

## RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items 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 unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## BACKGROUND INFORMATION

4. The Council's powers to consider planning committee business detailed in Article 8 under Role and Functions of the Committee which were agreed by the Constitutional Meeting of the Council on 24<sup>th</sup> February 2003. This function was delegated to the Planning Committee.

## KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to the Secretary of State for the Environment against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the



Council's case. The employment of Counsel is generally limited to complex inquiries or for very major proposals.

8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration budget.

### **EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED**

11. **Equal opportunities considerations are contained within each item.**

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Borough Solicitor & Secretary**

12. A resolution to grant planning permission shall mean that the Development & Building Control Manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Development & Building Control Manager shall constitute a planning permission.
13. **A resolution to grant planning permission subject to legal agreement shall mean that the Development & Building Control Manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Borough Solicitor and Secretary, and which is satisfactory to the Development & Building Control Manager. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Borough Solicitor and Secretary. The planning permission will not be issued unless such an agreement is completed.**
14. Section 70 of the Town and Country Planning Act 1990 requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the planning Acts, regard is to be had to the

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Unitary Development Plan adopted by the Council in July 1995.

**15. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:**

1. restrict the development or use of the land;
2. require operations or activities to be carried out in, on, under or over the land;
3. require the land to be used in any specified way; or
4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

**16. Government policy on planning obligations is contained in the Department of the Environment's circular 1/97. Provisions of legal agreements must fairly and reasonably relate to the provisions of the Development Plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.**

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Council Assembly Agenda 29 <sup>th</sup> May 2002	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Beverley Olamijulo 020 7525 7222

## APPENDIX 1

### Audit Trail

<b><u>Lead Officer</u></b>	<b>Deborah Holmes, Borough Solicitor &amp; Secretary</b>	
<b>Report Author</b>	<b>Glen Egan, Assistant Borough Solicitor Beverley Olamijulo, Constitutional Support Officer (Executive)</b>	
<b>Version</b>	<b>Final</b>	
<b>Dated</b>	11/02/03	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b><i>Officer Title</i></b>	<b>Comments Sought</b>	Comments included
Glen Egan Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Anne Lippitt Interim Development & Building Control Manager	No	Yes

Item No.	Classification	Decision Level	Date
1	OPEN	BOROUGH & BANKSIDE COMMUNITY COUNCIL	21/11/2005
<b>From</b>  DEVELOPMENT & BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (05-AP-1482 )  Details of alternative parking spaces for the residents of Metro Central heights to replace any spaces displaced during the period of construction work, as required by condition 5 of The Planning Inspectorate Appeal Decision dated 05/04/2005 Ref: APP/A5840/A/04/1152159 for a new building to provide 68 residential units. The proposal is to provide on-street parking permits for the displaced residents during the construction period.		<b>Address</b>  Metro Central Heights, 119 Newington Causeway SE1  <b>Ward</b> Chaucer	

## PURPOSE

- 1 To consider the above application for which the Community Council deferred decision, at its meeting on 1st November, for clarification on the general planning position surrounding the approved development and. A copy of the previous report is appended.

## RECOMMENDATION

- 2 Grant approval for the temporary alternative parking arrangements.

## PLANNING POSITION

- 3 The Council is being asked to consider approving the satisfactory discharge of a Planning Condition imposed by the Secretary of State on his recent decision to approve a new residential development at Metro Central Heights. Should Members decide to refuse this approval of detail the applicant has the option to apply under Section 73 of the Town & Country Planning Act 1990 (as amended) to permit the implementation of the planning permission without compliance with the condition previously attached to the Secretary of State's decision.
- 4 Section 73 provides that where the Council is considering only the question of the conditions subject to which planning permission should be granted it may make one of the following decisions:
  - a) decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted; or
  - b) decide that planning permission should be granted unconditionally; or

c) decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

- 5 There is a right of appeal to the Planning Inspectorate against the decision of the Committee should the Committee choose to refuse such an application as the decision not to approve the detail required by an imposed Planning Condition amounts to a "planning decision".

## **MATERIAL CONSIDERATIONS**

- 6 In determining any planning application Members must have regard to the provisions of the development plan, as far as is material to the application, and to any other material consideration according to Section 70 (2) of the Main Act.

### **Unitary Development Plan (adopted 1995)**

#### **Policy T.1.3:**

Planning permission will not normally be granted for any new development or change of use which does not meet the Council's standards and controls for:

- 1) off-street parking, including provision for vehicles of people with disabilities, and cycle parking;
- 2) servicing, refuse storage and removal.

In particular, access arrangements for residential, shopping and other social and community uses should give clear priority to pedestrian safety, convenience and amenity over general traffic movement whilst allowing satisfactory access for essential vehicular traffic.

### **Draft Southwark Plan (replacement Unitary Development Plan), 2005**

#### **Policy 5.6:**

All developments requiring car parking should minimise the number of spaces provided.

All developments will be expected to provide justification for car parking taking into account:

Public Transport Accessibility Levels, the impact on overspill parking and the demand for parking within the Controlled Parking Zones.

The local planning authority will restrict permit provision where necessary.

#### **Other material considerations**

- 7 The general principle is that planning should only be concerned with the development and use of land. However, it is recognised that this approach should be tempered by having regard to circumstances of individuals. Personal circumstances may be a material consideration ie. that it would cause personal hardship to have permit holder's insurance increase, for example or public concerns about safety ie. that the on-street car parking offered is less secure, and the risk of theft. It can, therefore, be

given direct effect as an exceptional or special circumstance. However, the task in this situation is to determine the acceptability of the risk and expressly state that a specific case has been made and the reasons for accepting it.

8 Relating to the above it is understood that there are some 400 permits to park on-site for 205 spaces. Residents are, therefore, not guaranteed a secure parking space at Metro Central Heights, which should be reflected in their insurance premiums. It should also be noted that 120 spaces will remain and some residents will still be able to park on site. The applicant proposes to set up a fund of £100,000 as a contribution towards any increased insurance costs arising from residents parking on street. There is no requirement to provide these monies under the terms of the planning condition, but the gesture has apparently been based on discussions with residents.

9 It is unclear exactly how this fund will be administered and, moreover, the Council cannot enforce its establishment and distribution. However, legal advice received considers that the proposed fund should not be a relevant planning consideration, although it may, indeed, ameliorate some of the financial implications for the residents.

### **Policy issues**

10 The adopted Unitary Development Plan requires, in essence, that an appropriate level of off-street parking is provided for all development schemes whilst the emerging Southwark Plan aims to restrict car parking by, where possible, minimising the number of spaces for new development schemes.

11 Off street provision is often preferable to kerbside parking but in this particular instance it will not be practicably possible to ensure that all temporarily displaced residents are able to park off-street for the duration of the development works. Indeed, a material consideration must be the fact that the proposed parking arrangement is for a temporary period only.

12 In the circumstances, it is not considered that normal policy is being contravened whilst the Inspector's decision letter, in allowing the appeal, does not specify that off-street parking spaces be provided for the temporarily displaced residents.

13 It is recommended that the relevant condition is hereby discharged.

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Adrian Dennis	[tel. 020 7525 5445]
CASE FILE	TP/1411-119	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

<b>PREVIOUS REPORT</b>			
<b>Item No.</b>	<b>Classification</b>	<b>Decision Level</b>	<b>Date</b>
	OPEN	BOROUGH & BANKSIDE COMMUNITY COUNCIL	1/11/2005
<b>From</b>  DEVELOPMENT & BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (05-AP-1482 )  Details of alternative parking spaces for the residents of Metro Central heights to replace any spaces displaced during the period of construction work, as required by condition 5 of The Planning Inspectorate Appeal Decision dated 05/04/2005 Ref: APP/A5840/A/04/1152159 for a new building to provide 68 residential units. The proposal is to provide on-street parking permits for the displaced residents during the construction period.		<b>Address</b>  Metro Central Heights, 119 Newington Causeway SE1  <b>Ward</b> Chaucer	

### **PURPOSE**

- 1 To consider the above application which needs Community Council decision due to the number of objections.

### **RECOMMENDATION**

- 2 Grant approval for the temporary alternative parking arrangements.

### **BACKGROUND**

- 3 On 6<sup>th</sup> June 2003 an application for the development of this site was allowed on appeal (Ref: APP/A5840/A/02/1102587) for a part 3 and part 15 storey building comprising 71 flats and 55 car parking spaces in the basement and 35 car spaces at surface level.
- 4 Following that permission the developers discovered that a fibre-optic cable crosses the site preventing a full sized basement from being provided. In December 2003 a revised scheme was submitted, in duplicate, for a development with a smaller basement and more surface level car parking which would now be 16 storeys (2400mm higher) and for 68 flats. These have the Council application references 04-AP-0246, which was the subject of an appeal for non-determination, and 03-AP-2449, which was determined by the Council.
- 5 One of these duplicate applications (03-AP-2449) was reported to the Planning Committee on 9th November 2004 with a recommendation for approval. The

Committee resolved to grant planning permission subject to a direction from the London Mayor. On 14th December 2004 the London Mayor directed that permission be refused. This was issued as directed on the 5th January 2005.

- 6 On the 5<sup>th</sup> April 2005 the appeal against the duplicate application (04-AP-0246) was allowed, following a Public Inquiry. This application is for the discharge of a condition that requires the submission of a scheme showing the provision of alternative parking spaces for the residents of Metro Central Heights to replace any spaces displaced during the period of construction work in connection with the development permitted.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 7 The main issues in this case are whether adequate alternative parking arrangements are proposed for residents who have to park elsewhere during construction period.

### **Planning Policy**

- 8 Southwark Unitary Development Plan 1995 [UDP]:  
UDP policies fully considered by both appeals.
- 9 The Southwark Plan [Revised Draft] February 2005  
Emerging revised UDP policies fully considered by both appeals.

### **Consultations**

- 10 Consultees: Flats 1 - 413 Metro Central Heights, 119 Newington Causeway

### **Replies from:**

- 11 Objections received from flats 1, 21, 24, 50, 74, 98, 105, 108, 118, 120, 121, 125, 129, 133, 136, 152, 174, 186, 190, 201, 209, 226, 234, 263, 265, 267, 280, 283, 286, 290, 302, 304, 314, 321, 323, 363, 375, 408, 410 Metro Central Heights, 119 Newington Causeway. (39 Flats), plus one prospective purchaser of a flat.  
(See paragraph 18 for reasons for objection)
- 12 Transport Group Note that alternative car parks are unsuitable, parking services to comment on on-street space availability.  
Parking Manager: Confirms that parking spaces for about 85 cars would not be a problem in the adjacent streets within the Controlled Parking Zone and would be willing to issue the permits.

## **PLANNING CONSIDERATIONS**

- 13 The development granted permission on appeal would result in the displacement of up to 85 car parking spaces during the construction period. On completion of the development the spaces lost would be reinstated. The proposed residential block will provide 85 car spaces (64 in the basement, 21 at ground level) resulting in a net gain of 24 additional spaces.
- 14 There are currently 205 parking spaces at Metro Central Heights, with 394 permits



issued to car owners to park on the site. The proposal is to issue all permit holders with a permit from the Council's Parking Services for the adjacent controlled parking zone. Initially this will be for 1 year and then all residents then eligible will receive a permit for the remaining 33 weeks of the contract period.

- 15 Alternative parking arrangements were considered and found to be inadequate. The objective was to find alternative parking within easy walking distance (about 5 minutes), sufficient capacity for all the vehicles, and parking should be safe, well lit and secure. None of the available car parks in the area met these criteria, all failed on capacity and some also on being too remote.
- 16 The car parks considered were the Library Street car park, Elephant and Castle Shopping Centre car park, Citi Park in Newington Causeway and the Stead Street car park. These were all unsuitable so the capacity for on street parking was considered and site visits made to confirm that sufficient spaces are available. A further site visit was made by the Council's Parking Services manager who confirmed that on-street parking bays are under utilized, partly due to congestion charging, and is happy for this area to be used for displaced parking from Metro Central Heights.
- 17 The Metro Central Car park is not fully occupied during the day (86% of capacity) and there is sufficient space on street during the day (restriction period 8.30am to 6.30pm) for any residents wishing to use their permits for parking on street. They would also would be able to park on-street should space not be available in the Metro Central Heights car park.
- 18 Objectors point out that parking on-street would be less secure and less convenient compared to their car park, the parking would be out of sight, there would be a risk of theft, and that their car insurance premiums would need to be increased for on-street parking. Some argue that this application is a breach of planning consents or lease agreements.
- 19 The application is certain not in breach of the planning consent but complies with the requirement imposed by the condition. The requirement is to submit a scheme showing the provision of alternative parking spaces for the residents of Metro Central Heights to replace any spaces displaced during the period of construction work in connection with the development permitted and that is exactly what the applicants have done. They have demonstrated that all alternative sources for residents parking have been examined and that there are insurmountable problems with all of the alternative off-street locations. They have adequately demonstrated that on-street parking spaces are available and have agreed to provide every resident with a parking permit for Metro Central Heights with a Council on-street parking permit for the duration of the construction works. The evidence supplied with the application supports the view that this is the only feasible solution for providing alternative parking spaces for those who find that they cannot find a space within Metro Central Heights during this period.
- 20 There are some objectors who seem to feel that if this alternative offer of parking spaces is unacceptable and rejected then the development cannot go ahead. In effect, this is a way of blocking the development that residents largely opposed from the outset. This is not the case. The condition simply requires the applicant to submit a scheme for alternative parking spaces and have it approved by the planning authority. Potentially there is an argument for rejecting this scheme if it is not viable but that is

not a sustainable argument in this case. Not only have they submitted a workable scheme, it is an appropriate solution to the problem, probably the only alternative that could work, and is being made available to all existing permit holders. It is therefore considered that there are no grounds for withholding approval for this scheme for alternative parking arrangements and that they have complied with the condition of the appeal permission.

#### **EQUAL OPPORTUNITY IMPLICATIONS**

- 21 The safety and security of the alternative parking was a primary consideration is looking for alternative parking. Although not ideal for everyone, the proposal allows for parking within reasonable access to Metro Central Heights.

#### **LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 22 Not applicable.

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Adrian Dennis	[tel. 020 7525 5445]
CASE FILE	TP/1411-119	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Mr A Anderson St George South London Ltd	<b>Reg. Number</b>	05-AP-1482
<b>Application Type</b>	Approval of Details - Article 21 GDPO	<b>Case Number</b>	TP/1411-119
<b>Recommendation</b>	Grant		

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### Draft of Decision Notice

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Details of alternative parking spaces for the residents of Metro Central heights to replace any spaces displaced during the period of construction work, as required by condition 5 of The Planning Inspectorate Appeal Decision dated 05/04/2005 Ref: APP/A5840/A/04/1152159 for a new building to provide 68 residential units. The proposal is to provide on-street parking permits for the displaced residents during the construction period.

**At:** Metro Central Heights, 119 Newington Causeway SE1

**Approval has been GIVEN for the following details:**

**In accordance with application received on 20/07/2005**

**CIRCULATION LIST****MUNICIPAL YEAR 2005/06****COUNCIL: BOROUGH & BANKSIDE COMMUNITY COUNCIL**Original held by Constitutional Support Unit; amendments to Beverley Olamijulo  
(Tel:02075257234)

<b><u>OPEN</u></b>	<b><u>COPIES</u></b>	<b><u>OPEN</u></b>	<b><u>COPIES</u></b>
<b>To all Members of the Community Council:</b>		Chief Superintendent Ian Thomas	1
Cllr Danny McCarthy (Chair)	1	Borough Commander	
Cllr Dr Abdur-Rahman Olayiwola (Vice-chair)	1	Southwark Police Station	
Cllr Catriona Moore	1	323 Borough High Street	
Cllr Mark Pursey	1	London SE1 1JL	
Cllr Richard Thomas	1		
Cllr Lorraine Zuleta	1	Valerie Shawcross	1
		GLA Building	
Cllr Fiona Colley	1	City Hall	
		Queen's Walk	
Libraries	6	London SE17 2AA	
Local Studies Library	1		
Press:		<b><u>TRADE UNIONS</u></b>	
Southwark News	1	John Mulrenan, UNISON Southwark Branch	1
Evening Standard	1	Roy Fielding, GMB/APEX	1
South London Press	1	Alan Milne TGWU/ACTS	1
		Tony O'Brien, UCATT	1
Borough and Bankside Area Housing Office	1		
		<b>TOTAL DISTRIBUTION</b>	<b>55</b>
<b>MEMBERS OF PARLIAMENT</b>			
Simon Hughes M.P	1	Dated: 11 November 2005	
Constitutional Support Officer	28		
<b>OTHERS</b>			
Geoffrey Bannister			
LBS Audit Manager			
222A Camberwell Road			
London			
SE5 0ED	1		
<b><u>EXTERNAL</u></b>			
Pat Tulloch	1		
S.A.V.O.			
Cambridge House			
64 Camberwell Road			
London SE5 OEN			