



COMMUNITY COUNCILS
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Camberwell Community Council

Planning Meeting

Draft Minutes of the Camberwell Community Council Planning Meeting held on Monday 20 June 2005 at 7.00PM at Southwark Town Hall, Peckham Road, London SE5 8UB.

Present

Councillors: John Friary (Vice-Chair), Peter John, Ian Wingfield, Tony Ritchie
Officers: Ben Scanlon (CCDO), Ellen Fitzgerald (Legal) and Tim King (Planning)

The meeting opened at **7.15pm**.

1. Introduction and welcome by the Chair

Councillor Friary began the meeting by welcoming people, introducing Members and officers. Cllr Friary informed the public of the rules and procedures that would be followed at the meeting.

The chair proposed to vary the order of business and hear Item 1/2 first, as the meeting would have been inquorate to hear Item 1/1 as Cllr Wingfield was acting as Ward Councillor for that item and was therefore unable to hear the application.

Cllr Ritchie was on his way to assist with Item 1/1.

2. Apologies

Apologies for absence were submitted on behalf of Councillors Veronica Ward, Dora Dixon-Fyle, Alison Moise and Dermott McInerney.

3. Disclosure of Members' interests and dispensations

Councillor Wingfield declared he was acting as Ward Councillor for Item 1/1.

4. Notification of any items the Chair deems urgent

There were none.

5. Confirmation of minutes

RESOLVED: That the minutes of the Planning meeting held on 4th April 2005 be approved as a true and accurate recording of that meeting and be signed by the Chair.

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. In every case the planning officer introduced the item to Members

6. 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

ITEM 1 /2: **Land at rear of Southwark College, Harris Street SE5 - Full Planning Permission**

Proposal: [05-AP-0069]

Construction of a part 3, 4 and 5 storey block containing 19 x 6 bedroom and 1 x 7 bedroom cluster flats and 2 studio flats forming student accommodation, together with the provision of a refuse area and 44 cycle spaces.

Recommended: Grant

Procedure: The Council Planning Officer presented his report drawing attention to the seven points of clarification sought on page 20 of the report. Design, planning policy and conservation officers had said the plan was acceptable and it met the requirements of the London Plan. It was a contemporary design which would enhance a bleak 'institutional' setting. The room size of 2.6 sq/m would meet HMO standards. Amenity space had been increased.

The Applicant's representative, Jerry Cassidy was present and spoke for three minutes, saying that the kitchen size did meet the standards, the amenity space had been increased, noise insulation had been included and that there was strict facility management with a 24 hour hotline for residents to call, security guards and CCTV.

Cllr Friary asked about the levels of car ownership by students. Mr Cassidy said that existing rates of ownership were low and

the tenancy agreements would restrict car ownership, in order that they did not impact on local parking in the area.

No objectors were present. Cllr Friary was concerned at this.

Cllr Wingfield thanked the applicant for the alterations.

Cllr John asked if any councillor had contact with local residents regarding the revised scheme. No one had any contact.

Cllr Friary said he thought the changes had improved the scheme.

No supporters for the application were present

No Councillor acted as a Ward Councillor on this item.

Members then debated the item and voted.

RESOLVED:

Grant

A motion was carried by a majority of 2/1 to grant the application subject to any conditions as stated in the report.

ITEM 1/1:

Full Planning Permission: Camberwell College of Arts, 45 Peckham Road SE5

Proposal:

[04-AP-0665]

Installation of telecommunications equipment comprising three equipment cabinets, proposed re-location of 1 antenna and associated freestanding handrails on the roof of the building (this does not include any additional aerials over the three permitted in December 2003).

Recommended:

Defer

Procedure:

The Council Planning Officer presented his report. He stated that this was an amendment to a proposal previously approved in December 2003. It involved relocation of one antenna and three additional cabinets. The antenna was raised but still below roof level. The cabinets were behind a plant room and were not obtrusive. There had been 23 objections, mainly on health grounds. There was no objection from the conservation officer. The building was a Grade 2 listed building but the precedent for putting such equipment on the roof had already been set. He further noted that as the ICWIRP guidelines had been met, it was not for local authorities to consider the health effects of the proposed installation.

Cllr Ritchie queried this; the planning officer said that if the guidelines were met, the only things that could be considered were siting and design aspects.

Cllr John asked if the antenna was different or more powerful. Cllr Wingfield said he could clarify this in his capacity as ward councillor.

The applicant, which was T-Mobile and not Camberwell College of the Arts, was not present.

An objector, Mr Tony Headley of 1 Crofton Rd, SE5, spoke about the siting issue and said the report was vague as to where the antenna was to be sited. While he accepted that councillors' hands were tied as to the health aspects, how was the local authority planning to monitor this antenna ?

Other objectors then raised concerns that they had not understood the rule regarding three minutes speaking time, though this had been clearly stated by Cllr Friary.

A resident said the Local Government Ombudsman was looking into the issue of the process used in approving the original antenna in 2003. A decision should not be made until the LGO had resolved this issue.

There were no questions for objectors.

The Ward Councillor, Cllr Wingfield, pointed out a factual error in the report [para 4]. He said that planning officers had not taken into account the original objections and that as the matter was before the Local Government Ombudsman, it would be remiss of the planning committee to make a decision while the LGO decision was pending.

The planning officer therefore suggested the option of deferral.

Cllr Ritchie wondered when the decision of the LGO was expected. Cllr Wingfield said the decision might be expected by autumn.

Cllr Ritchie asked whether the fact of the case being before the LGO was sufficient grounds for refusal. The legal officer said this was not good grounds for a refusal.

Members then debated the item and voted.

RESOLVED:

Defer

A motion was carried to defer the application while waiting for a determination from the Local Government Ombudsman on the original application.

The Chair thanked all those present for attending the meeting

The meeting ended at **8.10pm**

CHAIR:

DATE:

