



## **PLANNING COMMITTEE**

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on TUESDAY, 4<sup>TH</sup> MARCH 2003 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

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**PRESENT:** Councillor David Hubber (Chair),  
Councillor Paul Kyriacou (Vice-Chair),  
Councillors David Bradbury, Aubyn Graham, Jonathan Hunt,  
Dermot McInerney, Mark Pursey and Veronica Ward (Reserve).

**ALSO  
PRESENT:** Councillors Graham Neale, Lorraine Lauder, Daniel McCarthy, and  
Caroline Pidgeon (Ward Members).

### **APOLOGIES FOR ABSENCE**

An apology for absence was submitted on behalf of Councillor Sarah Welfare.

### **CONFIRMATION OF VOTING MEMBERS**

The Members listed as present were confirmed as the Voting Members.

Councillor Veronica Ward substituted for Councillor Sarah Welfare as voting Member of the Committee.

### **NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMS AS URGENT**

The Chair agreed to accept the following item as being urgent for the reasons set out in the report.

Item 30A – Addendum Report – Planning

### **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Councillor Mark Pursey declared a personal non-prejudicial interest in respect of item 30/1 – King William IV Public House, 337 – 339 Albany Road, SE5.

### **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.

## **MINUTES**

**RESOLVED:** That the Open section Minutes of the meetings held on Monday 3<sup>rd</sup> February 2003 at 8:00 p.m. and 8.46 p.m. be approved as correct records of the proceedings and signed by the Chair subject to an amendment:

Minutes of 3<sup>rd</sup> February 2003 at 8.46 p.m. makes reference to the Minutes of 9<sup>th</sup> December 2002, it was suggested that the following words in the second paragraph be deleted:

*“ Although he lives within close distance of the site and maybe considered as having a direct interest”*

### **30. PLANNING REPORTS** (See pages 2240 – 2302 & addendum pages 2303 – 2305)

- 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.

### **30A ADDENDUM – PLANNING COMMITTEE** (See pages 2303 – 2305)

The addendum report had not been circulated to Members five clear days in advance of the meeting, nor had it been available for public inspection during that time. The Chair decided that it should be considered for reasons of urgency to enable Members to be aware of any late objections and observations received. Applications are required by statute to be considered as speedily as possible. Delay in initiating enforcement action means adjoining residents have to suffer nuisance for a longer period. Deferral would also delay the processing of applications/enforcements and cause inconvenience to all those who attend the meeting.

### **30.1 KING WILLIAM IV, 337 – 339 ALBANY ROAD, SE5** (See pages 2246 – 2254 & addendum page 2303)

**PROPOSAL:** *Demolition of public house and ancillary residential accommodation and erection of 5 storey block containing café/restaurant and community meeting room on ground floor, 11 self-contained flats on upper floors, plus landscaping.*

Councillor Mark Pursey declared a personal non-prejudicial interest in respect of this item as he is employed by the company that was representing the applicant. He therefore took no part in the deliberations of this item and left the meeting.

The Committee heard the officer's presentation on this application and Members asked questions of officers.

Representations were heard from an objector, the applicant's agent, and a Ward Councillor. Members asked questions thereafter.

**RESOLVED:** That planning permission be refused on the grounds of the proposed building's excessive height and bulk and the impact of this and the particular design on the Metropolitan Open Land.

**30.2** **BURNHILL CLOSE, LEO STREET, SE15** (See pages 2255 – 2261 & addendum page 2303)

**PROPOSAL:** *Permanent retention of existing travellers site including provision of new amenity facilities, remodelling of site and environmental improvements. [Council's own Development]*

The Committee heard the officer's presentation on this application and Members asked questions of officers.

Representations were heard from the applicant, supporters for the application who were representatives from the Workers Travellers Action Group and two residents from the site and a Ward Councillor. Members asked questions thereafter.

**RESOLVED:** That planning permission be granted subject to an additional condition requiring the erection of a suitable boundary enclosure.

**30.3** **SPRINGTIDE CLOSE, STAFFORDSHIRE STREET, SE15** (See pages 2262 – 2267 & addendum page 2303)

**PROPOSAL:** *Permanent retention of existing travellers site including provision of amenity facilities, remodelling of site and environmental improvements.*

This item was considered in conjunction with item 30.2.

Representatives from the Workers Travellers Group further addressed the Committee. Concerns were raised about the management of the site on both applications.

**RESOLVED:** That planning permission be granted.

**30.4** **FORMER HMSO PRINT WORKS AMELIA STREET, SE17** (See pages 2268 – 2275 & addendum pages 2303 – 2304)

**PROPOSAL:** *Erection of a six-storey self-storage centre with associated parking and vehicular access.*

The Committee heard the officer's presentation on this application and Members asked questions of officers.

Representations were heard from the objectors (Amelia Street residents), the applicant's agent, and a Ward Councillor. Members asked questions thereafter.

**RESOLVED:** That planning permission be refused on the grounds of the proposed building's excessive height and bulk, inadequate off-street car parking and inappropriate design, and the impact on the adjoining listed John Smith House.

**30.5** **SITE BETWEEN 38 – 40 PENROSE STREET, SE17** (See pages 2276 – 2281 & addendum pages 2304)

**PROPOSAL:** *Construction of new building comprising 5 self-contained flats (4x1 bed flats & 1x2 bed flat).*

The Committee heard the officer's presentation on this application and Members asked questions of officers.

Representations were heard from the applicant and a Ward Councillor.

**RESOLVED:** That the application be deferred until the next available meeting to ensure a copy of the previous report and decision notice considered on 9<sup>th</sup> December 2002 is appended to main report.

**30.6** **38 – 40 GLASSHILL STREET, SE1** (See pages 2282 – 2291 & addendum page 2304)

**PROPOSAL:** *Demolition behind retained façade on Kings Bench Street and flank wall to provide new office building comprising ground and three upper floors.*

The Committee heard the officer's presentation on this application and Members asked questions of officers.

Representations were heard from the objectors, the applicant's agent and a Ward Councillor.

**RESOLVED:** That the planning application be deferred for further consultation between the applicants and local objectors.

**30.7** **109 COURT LANE, SE21** (See pages 2292 – 2297 & addendum page 2304)

**PROPOSAL:** *Single storey rear extension, first floor side extension with loft conversion comprising rear dormer [Re-submission].*

The Committee heard the officer's presentation on this application and Members asked questions of officers.

Representations were heard from the objectors. It was noted that the applicant/applicant's agent were not in attendance.

**RESOLVED:** That planning permission be granted subject to an additional condition requiring the use of obscure glazing.

**30.8** **182 LOWER ROAD SE16** (See pages 2298 – 2302)

**PROPOSAL:** *Retention of use of ground floor for financial and professional services (Class A2).*

The Committee heard the officer's presentation on this application and Members asked questions of officers.

**RESOLVED:** That planning permission be granted.

The meeting ended at 10.10 p.m.

**CHAIR:**

**DATE:**