



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on MONDAY, 13TH JANUARY 2004 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

PRESENT: Councillor David Hubber (Chair),
Councillors Mick Barnard, David Bradbury, Aubyn Graham,
Paul Kyriacou, Dermot McInerney and Catriona Moore.

**ALSO
PRESENT:** Councillors Linda Manchester and Michelle Pearce (Ward Members).

APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor Jonathan Hunt.

CONFIRMATION OF VOTING MEMBERS

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

NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMS AS URGENT

Item 3A, Addendum Report – Development Control.

DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor David Bradbury declared a personal non-prejudicial interest in respect of item 3.5, Dulwich Village CE Infants School, Dulwich Village, SE21 as a Ward Member.
Councillor Mike Barnard declared a personal non-prejudicial interest in item 3.2, 159-161 Peckham Rye SE15 as a Ward Member.

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.

1. **SECOND DRAFT FOR DEPOSIT SOUTHWARK PLAN 2004 (UNITARY DEVELOPMENT PLAN)** (See pages 1 – 233)

Officers from the Regeneration Department introduced the report and outlined that the Second Draft for Deposit Southwark Plan 2004 would begin to carry more weight than the earlier Plan adopted in 1995. The Strategic Director of Regeneration stated that the consultation process had been a long and extensive process. The key issues that were identified in the report would reflect the views and processes that had been undertaken.

It was reported that some of the key changes included a policy to protect small businesses. It was noted that the Affordable Housing Policy has changed from a requirement for schemes to provide 25% affordable housing to one which aimed for 50% of all new housing to be affordable. Also, there were changes to the density policy with the introduction of additional zones to encourage more intensive use of land in areas of high accessibility to transport in the urban density zone in areas like Bermondsey and Peckham.

Councillor Aubyn Graham asked officers to clarify the implications of the policies with regard to density.

Councillor Bradbury expressed concerns about the following issues:

- that the proportion of affordable housing that would be sought in private sector schemes had been increased since the first deposit;
- that the density and car parking standards would generally result in overdevelopment and insufficient off-street parking and;
- that the boundary of the suburban zone had been drawn too tightly and should be moved to take in more of East Dulwich and Nunhead.

Officers drew Members' attention to Policy 4.4 of the UDP on affordable housing. Officers explained the reason for its increase was for the policy to be in compliance with the Mayor of London's Plan.

It was noted that Members views concerning issues on affordable housing, density and car parking provision are provided to the Executive to form part of the report.

RESOLVED: That Members considered the revised draft Southwark Plan and asked that their comments concerning affordable housing, car parking provision and density be provided to the Executive.

2. **ELEPHANT AND CASTLE – DRAFT SUPPLEMENTARY PLANNING GUIDANCE**
(See pages 234 – 254)

Officers from the Elephant & Castle Development Team introduced the report and highlighted some of the key points in the Planning Guidance. Officers then responded to Members' questions.

RESOLVED: That Planning Committee formally comments on the draft Supplementary Planning Guidance (SPG) prior to its formal consideration by Executive.

ADJOURNMENT

At 8.15 p.m. the meeting adjourned for five minutes. The meeting reconvened at 8.20 p.m.

3A. ADDENDUM – DEVELOPMENT CONTROL (See pages 327 – 329)

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 the nuisance for a longer period. Deferral would also delay the processing of applications/enforcements and cause inconvenience to all those who attend the meeting.

3. DEVELOPMENT CONTROL (See pages 255 – 326)

- 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.

3.1 LANDED BOUNDED BY GRANGE ROAD, ALSCOT ROAD & KEYSE ROAD, SE1 (BERMONDSEY SPA SITE A) (See pages 261 – 270)

PROPOSAL: *Construction of a part five, six, part seven and part eight storey building containing a health centre, dentist, nursery and pharmacy at ground floor level with 74 flats above. Provision of 8 surface and 28 basement car parking spaces.*

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 Member.

RESOLVED: That planning permission be granted subject to the satisfactory completion of a legal agreement to secure affordable housing and the provision of a car club arrangement for the future residential occupiers.

3.2 159 – 161 PECKHAM RYE SE15 (See pages 271 – 287 & addendum pages 327 - 328)

PROPOSAL: *Demolition of existing buildings and erection of a six storey building facing Peckham Rye and a six storey and a five storey building facing Solomon's Passage to accommodate 79 flats with 47 underground and 5 surface parking spaces, provision of landscaping and formation of two vehicular access points from Solomon's Passage and Peckham Rye.*

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

Representations were heard from the objectors, the applicants and a Ward Member.

ADJOURNMENT

At 9.45 p.m. the meeting adjourned for ten minutes. The meeting reconvened at 9.55 p.m.

RESOLVED: That the planning application be refused on the grounds of over development of the proposed site, height and massing of the building that would have an adverse effect on neighbouring occupiers; particularly the rear of Solomon's passage.

3.3 UNION WORKS, 60 PARK STREET & 16 NEW GLOBE WALK (See pages 288 – 300 & addendum page 328)

PROPOSAL:

1. *Listed Building Consent for the part demolition of the existing building*
2. *The erection of a part two part six storey building for use as offices (class B1) and use of part ground floor as dual retail(A1) or Restaurant (A3) use.*

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

Representations were heard from the objectors and the applicant's agent.

RESOLVED:

1. That Listed Building Consent be granted.
2. That planning permission be granted subject to a legal agreement.

3.4 88 - 96 PECKHAM ROAD, PELICAN HOUSE SE15 (See pages 301 – 311)

PROPOSAL: *Retention of front façade of existing building, demolition of remainder Of building and construction of part six, part seven storey building behind existing front façade comprising restaurant (Class A3) use on part of ground floor and 82 self contained flats on part ground and upper floors with associated basement car parking and cycle storage and communal amenity space.*

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

Representations were heard from the applicants and a Ward Member.

RESOLVED: That planning permission be granted subject to a S106 agreement to secure the affordable housing contribution, environmental improvements to the Pelican Estate and subsidies to the rent levels of the proposed art café.

5. DULWICH VILLAGE C OF E INFANTS SCHOOL (See pages 317 – 326 & addendum page 328)

PROPOSAL: *Retention of children's tower climbing frame, raised walkway and associated ramps.*

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

Representations were heard from an objector, the Headteacher of Dulwich Village CE School, the applicants and Ward Members.

RESOLVED: That planning permission be granted subject to any details on materials should be considered at Committee; and any proposed screening for this development be authorized under Officer delegated authority. If this is not possible then the matter be referred to this Committee.

6. DEVELOPMENT CONTROL – PLANNING ENFORCEMENT SERVICE (See pages 312 – 316)

Officers introduced the report and responded to Members questions.

RESOLVED:

1. That the progress in reviewing and developing improvements in the Planning Enforcement Service be noted.
2. That the Committee agreed to receive quarterly reports on Planning Enforcement Performance commencing in April 2004.
3. That it be agreed that the Development & Building Control Manager prepares a statement of enforcement policy in accordance with the Government's Good Practice Guide for Enforcing Planning Control for future consideration by the Committee.
4. That a policy on enforcement be included in the Draft Southwark Plan.

The meeting ended at 11.45 p.m.

CHAIR

DATE