



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on MONDAY, 2ND FEBRUARY 2004 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

PRESENT: Councillor David Hubber (Chair),
Councillor Jonathan Hunt (Vice-Chair)
Councillors Mick Barnard, David Bradbury and Dermot McInerney.

ALSO PRESENT: Councillor Kim Humphreys (Ward Member).

APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Aubyn Graham and Catriona Moore.

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 1A, Addendum Report – Development Control.

DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor David Bradbury declared a personal non-prejudicial interest in respect of item 2, Proposed Conservation Area Appraisals for Nunhead Cemetery Conservation Area.

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 meeting held on Monday 1st December 2003 be approved as a correct record of the proceedings and signed by the Chair.

1A. ADDENDUM – DEVELOPMENT CONTROL (See pages 129 – 131)

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.

1A. DEVELOPMENT CONTROL (See pages 1 - 40)

- 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.

1.1 PARKS DEPOT, BURGESS PARK, CHUMLEIGH GARDENS SE5 (See pages 1 – 16 & addendum pages 129 – 130)

PROPOSAL: *The erection of a single storey building to provide a parent and children's day care centre including training facilities, drop in play centre and crèche.*

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

Representations were heard from the objectors, who also read a statement on behalf of Friends of Burgess Park and the applicants.

RESOLVED: That the Development & Building Control Manager be authorised to grant permission subject to a) no adverse direction from the Government Office for London to whom the application has been referred as a departure from the Council's Unitary Development Plan and b) a legal agreement to provide funding to change waiting restrictions and provide a safe crossing area in Chumleigh Street.

1.2 PONTIFEX WAREHOUSE CLINK STREET, 16 WINCHESTER WALK AND BLOWS YARD SE1 (See pages 17 – 33 & addendum page 130)

PROPOSAL:

- 1. Conservation Area Consent for the demolition of Pontifex Warehouse Clink Street, the roof, rear and part of the side facades of 16 Winchester Walk.*
- 2. Planning permission for erection on part of Pontifex Warehouse of a six storey building comprising of a retail unit (Class A1) at ground and part first floor and 10 flats above; retention of Blows Yard and use as offices (Class B1); construction of a 5 storey building on the site of 16 Winchester Walk comprising of offices (Class B1) and restaurant/bar/cafe (Class A3) with offices above; together with the provision of a piazza on the corner of Clink Street and Stoney Street. (Application 03-AP-0469 & 03-AP-0462)*

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

Representations were heard from the objectors one was a resident of Clink Street and the other objector was Chairperson of the Clink Street Residents Tenants Association.

RESOLVED: That planning permission be refused on the grounds that the proposed scheme fails to enhance or preserve the character of the conservation area.

1.3 ELLER BANK, 87 COLLEGE ROAD, SE21 (See pages 34 – 40)

PROPOSAL: *Construction of single storey rear extension to allow the nursery facility to be located on the ground floor, together with the provision of a new entrance door in the flank elevation and enlargement of existing door on the front elevation.*

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 planning permission be granted.

2. PROPOSED CONSERVATION AREA APPRAISALS FOR THE CAROLINE GARDENS CONSERVATION AREA; AND THORBURN SQUARE CONSERVATION AREA (See pages 41 – 105 & addendum page 130)

Councillor David Bradbury declared a personal non-prejudicial interest in respect of item 2, Proposed Conservation Area Appraisals for Nunhead Cemetery Conservation Area.

The Development and Building Control Manager introduced the report and outlined to Members that the Conservation Area Appraisals set out in the agenda are subject to further consultation and would be referred back to Committee for formal adoption.

RESOLVED: That the Caroline Gardens, Nunhead Cemetery and Thoburn Square Conservation Area Character Appraisals and Design Guidance Statements be adopted for consultation purposes as Unitary Development Plan (UDP) supplementary planning guidance.

3. TATE MODERN, 53 BANKSIDE (See pages 106 - 118)

PROPOSAL: *A direction should not be made under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 to require that planning permission would be needed for the erection of a 2m high wall close to the western boundary of the Tate Modern with 44 Holland Street (the wall is currently development permitted by Part 2 Class A Schedule 2 of Article 3 of this order).*

The Development and Building Control Manager introduced the report and highlighted issues concerning the recent grant of planning permission on appeal for a 20 storey building at 44 Holland Street which was a consideration in the formulation of the recommendation not to make an Article 4 Direction for the wall.

It was noted that if an Article 4 Direction were to be made by the Council it would need to be confirmed by the Secretary of State. Members referred to the information set out in paragraph 5.18 on page 113 of the report. The advice given to members was that the wall would not adversely affect the amenities of residents nor prohibit the construction of the 20 storey building at 44 Holland Street.

RESOLVED: That an Article 4 Direction not be made

4. POTTER'S FIELD PLANNING BRIEF

It was noted that the item was withdrawn.

The meeting ended at 8.45 p.m.

CHAIR

DATE