



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on MONDAY, 1ST MARCH 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, Catriona Moore, Aubyn Graham and Dermot McInerney.

ALSO PRESENT: Councillors Mark Pursey and Danny McCarthy (Ward Members).

APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor David Bradbury.

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

None were declared.

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 13th January 2004 be approved as a correct record of the proceedings and signed by the Chair.

1A. ADDENDUM – DEVELOPMENT CONTROL (See pages 80 – 92))

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 46 - 59)

- 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 CORNER OF BANK END AND CLINK STREET SE1 (See pages 6 – 15 & addendum pages 80 – 81 also pages 83 - 92)

PROPOSAL: *Conversion of warehouse space within railway arches into space for corporate and private functions including conferences, product launches exhibitions and private dining with ancillary restaurant; provision of new glazed elevations to arches fronting Bank End with projecting balconies at first floor level. (Application 03-AP-0311)*

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

Representations were heard from the objectors, the applicant and Ward Members.

RESOLVED: That planning permission be granted subject to a legal agreement concerning the management of the proposed use.

1.2 TABARD SQUARE BOUNDED BY LONG LANE, TABARD STREET, STERRY STREET AND SOUTHALL PLACE (See pages 16 – 32 & addendum pages 81 - 82)

PROPOSAL: *Redevelopment to provide 4 new buildings: **Building A**, located on the north side of the site: 8 storey building with Class A1, A2, A3, B1, D2, (shop/office/catering/business/assembly) uses at ground floor level with 89 residential units above. **Building B**, located on the south side of the site: 4 – 7 storey building with Class A1, A2, A3, B1, D2, uses on the ground floor with 158 residential units. **Building C**, located on the north west side of the site: 8-28 storey building with supermarket (Class A1) on part and Class A1, A2, A3, B1, D2 uses on the remainder of the ground floor, with 341 residential units above.
Two-storey pavillon building located in the centre of public square to be used for shop or catering purposes (Class A1 or A3).
Construction of basement with 249 underground car parking spaces, motorbike and cycle parking, refuse storage and plant equipment
588 dwellings in total*

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

Representations were heard from an objector and the applicants.

- RESOLVED:**
1. That planning permission be refused for application 03-AP-2243 had the appeal not been submitted on the grounds for non-determination.
 2. That refusal of planning permission of application 04-AP-0069 be delegated to officers after expiry of all statutory consultation periods. In the event of additional refusal reasons arising as a result of consultation responses authorization is sought to add further reasons for refusal as appropriate.

1.3 191 – 199 SOUTHAMPTON WAY, SE5 (See pages 33 – 41)

PROPOSAL: *The construction of a part 1, part 3, part 6 and part 7 storey building with the use of ground and part of 1st floors for retail and office use and the use of upper floors for 33 flats with car parking at rear accessed from Peckham Grove.*

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

Representations were heard from an objector (occupier of no. 201 Southampton Way) and the applicants.

- RESOLVED:** That the Interim Development & Building Control Manager be authorized to grant planning permission subject to a legal agreement to secure affordable housing and funding for street lighting, cycle route and CCTV.

1.4 DULWICH AND SYDENHAM GOLF CLUB GRANGE LANE SE21 (See pages 42 – 47)

PROPOSAL: *Erection of single storey front extension, including ramp for disabled access.*

Members noted the officer's report. Also, no representatives were present at the meeting.

RESOLVED: That planning permission be granted.

2. POTTER'S FIELD PLANNING BRIEF (See pages 48 – 70)

The Interim Development & Building Control Manager introduced the report and responded to Members questions.

Members also noted the additional information that was circulated at the meeting from Masons the Solicitors acting for Berkeley Homes.

The Legal Officer provided further advice to the Committee in relation to this item. She stated that due to the many issues and concerns, the Council must act as a local planning authority and not a landlord. Also, any issues relating to the caveats or materials would be for the Executive to consider because they are not planning considerations.

RESOLVED: That the draft Potter's Field Planning Brief as set out in Appendix A of the report be agreed.

The meeting ended at 8.45 p.m.

CHAIR

DATE