



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on MONDAY, 5TH APRIL 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, Catriona Moore and Dermot McInerney.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors, Aubyn Graham and Paul Kyriacou.

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

None were received.

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 1st March 2004 be approved as a correct record of the proceedings and signed by the Chair.

1A. ADDENDUM – DEVELOPMENT CONTROL (See pages 75 – 76)

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.

1. DEVELOPMENT CONTROL (See pages 1 -- 68)

- 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 41 – 75 CONSORT ROAD, SE15 (See pages 6 – 14)

PROPOSAL: *Construction of part 6, part 4 and part 3 storey buildings to provide 8 houses, 40 flats and 360sqm of commercial floor space with 26 car parking spaces and bicycle and motorcycle spaces. Vehicle access to the site to be provided from Brayards Road via adjoining development site to the east.*

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

Representations were heard from an objector who spoke on behalf of Brayards and Consort Roads residents and raised concerns about parking, security of the area and overshadowing for some residents in Iris Court. The applicant and a Ward Member also made representations at the meeting.

The Ward Member requested that the environmental improvements provided for under the proposed Section 106 agreement should apply to Consort Park, rather than Cossall Park as stated in the report.

RESOLVED: That the planning application be deferred to allow the applicant the opportunity to negotiate and address concerns of nearby residents and for Officers to then consider the application under delegated authority with given Direction from the Mayor of London. If this is not possible then the application be referred back to Committee for consideration.

1.2 82 – 86 QUEENS ROAD, SE15 (See pages 15 – 26 & addendum page 75)

PROPOSAL: *Construction of a part-4, part-5 & part-6 storey building for provision of 32 flats with 12 car parking spaces, 20 cycle spaces at ground floor and associated amenity space including roof terraces (private & communal).*

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

Representations were heard from the applicant who addressed both schemes (82 – 86 Queens Road and 101 113 Queens Road SE15).

RESOLVED: That conditional permission be granted subject to a legal agreement to secure the affordable housing, highway/landscaping works around the site (including best endeavours to include the disputed land immediately to the north of the site) and a financial contribution towards public transport improvements and/or environmental improvements to the area around Queen's Road Station.

1.3 101 – 113 QUEENS ROAD, SE15 (See pages 27 – 38 & addendum pages 75 – 76)

PROPOSAL: *Erection of part five, part six storey building for provision of 31 flats, 12 car parking spaces, 18 cycle spaces (vehicular access from Montpelier Road) and associated amenity space at rear ground & including roof terrace on main roof.*

Members noted the officer's report.

RESOLVED: That conditional planning permission be granted subject to a legal agreement to secure the affordable housing, highway/landscaping works around the site and a financial contribution towards public transport improvements and/or environmental improvements to the area around Queen's Road Station.

SUPPLEMENTAL AGENDA NO 1

The Interim Development and Building Control Manager advised the Committee that item 4, on the supplemental agenda should be disregarded (except for the appendices on page 4 of the report - which lists the consultees). In addition, item 5 on the supplemental agenda, Land at the Corner of Queen Elizabeth Street & Tower Bridge Road and Fronting Pottersfield should actually be item 4, and item 5, (See pages 69 - 74) was tabled at the meeting as an urgent and late item.

1.4 LAND AT THE CORNER OF QUEEN ELIZABETH STREET AND TOWER BRIDGE ROAD AND FRONTING POTTERSFIELD (DUPLICATE APPLICATIONS) (See pages 55 – 68)

The following items have not been circulated to Members 5 clear days in advance of the meeting, nor were they available for public inspection during that time. The Chair agreed to accept the reports as late and urgent due to a delayed decision to co-join these appeals with the earlier applications for the entire site. The appeal documents require the Council to submit its case by 14/04/04, this was the earliest opportunity for Members to consider and agree the reasons for refusal.

PROPOSAL: *Demolition of existing three storey building and construction of a part ground/mezzanine plus 6 storeys and part ground/mezzanine plus 3 storey building, comprising A1 (Retail), A3 (Hot Food and Drink) and/or B1 (Office) at ground and mezzanine levels and 75 flats (22 x 1 bed and 53 x 2 bed) above, with associated cycle parking (car-free)*

RESOLVED: That had the Council been in a position to determine the application LBS Ref 03-AP-2285 permission would have been refused.

1.5 LAND AT THE CORNER OF QUEEN ELIZABETH STREET AND TOWER BRIDGE ROAD AND FRONTING POTTERSFIELD (DUPLICATE APPLICATIONS) (See pages 69 – 74)

PROPOSAL: *Demolition of three storey 1930's college annexe, metal railings, brick piers and miscellaneous low brick walls and removal of tree with conservation area.*

RESOLVED: That had an appeal not been lodged against the Council's failure to determine the application listed building consent, it would have been recommended that planning permission be refused on the grounds of the detrimental effect upon the setting of the adjacent grade II listed South Lambeth College and the harmful impact on the character and appearance of the Tower Bridge conservation area and its effect on the setting of the Tooley Street North and South conservation area.

OTHER PLANNING ITEMS CONSIDERED

Downings Roads Moorings - applications

Officers advised the Committee on the issues of the Downings Roads Moorings which consists of two identical planning applications, one of which has been appealed. The Committee needs to make a stand by the end of April 2004 or beginning of May 2004 at the latest, on both applications pending the Planning enquiry.

The views and recommendations of Officers were noted. It was suggested that a site visit would also be useful to Members.

The meeting ended at 8.40 p.m.

CHAIR
DATE