



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on MONDAY, 7TH JUNE 2004 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

PRESENT: Councillor Catriona Moore (In the Chair),
Councillors, Mick Barnard, David Bradbury, Stephen Flannery (reserve),
Aubyn Graham, Jonathan Hunt and Veronica Ward.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jeffrey Hook and Veronica Ward.

An apology for lateness was received from Councillor Paul Kyriacou.

NOMINATIONS FOR CHAIR

As neither the Chair or Vice Chair were in attendance, nominations for a Chair to preside at this meeting were put to those Members that were present. Members agreed for Councillor Catriona Moore to take the chair at this meeting.

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

Councillor Stephen Flannery David Bradbury declared a personal and prejudicial interest in respect of item 5, Plot 5, More London Place, Tooley Street, SE1 as a member of an Advisory Board that is associated with the applicant. Councillor David Bradbury declared a personal and non-prejudicial interest in item 2, James Allen's Girls School, East Dulwich Grove SE22 as school governor of an adjoining school, Bessemer Grange Infants & Juniors School.

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.

TERMS OF REFERENCE AND MEMBERSHIP

The Committee noted the Membership on the Agenda Summons and Terms of Reference of the Planning Committee as detailed on the agenda.

MINUTES

RESOLVED: That the Open section Minutes of the meeting held on 5th April 2004 be approved as a correct record of the proceedings and signed by the Chair. The Minutes for 5th May 2004 were deferred until the next meeting, as Members who attended that meeting were not present.

1A. ADDENDUM – DEVELOPMENT CONTROL (See pages 62 – 64)

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 – 61)

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 LAND BETWEEN 15 & 19 SPA ROAD, SE16 (See pages 7 – 13 & addendum page 62)

PROPOSAL: *Erection of a relocatable building measuring a maximum of 10 metres in height to provide B1 office use and a One Stop Shop public service facility for Southwark Council.*

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

Representations were heard from the applicant's agent.

RESOLVED: That planning permission be granted subject to referral to the Government Office for London and also subject to the imposition of an additional condition to limit the consent to 10 years.

1.2 JAMES ALLEN'S GIRLS SCHOOL, EAST DULWICH GROVE, SE22 (See pages 14 – 15 & addendum page 62)

PROPOSAL: *Construction of artificial turf pitch, immediately to east of Charter School buildings, with 2.5 to 4.5 metre high fencing, eight x 15 metre high flood lighting columns and hard surfaced links to existing footways/access road together with the construction of athletics facilities and link pathways.*

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

Representations were heard from an objector, and the applicant.

RESOLVED: That the planning application be deferred subject to full landscape proposals being prepared and for further consultation to be undertaken by the applicant with neighbouring properties.

1.3 SITE E UNITS 3 – 4 CANADA WATER RETAIL PARK, SURREY QUAYS ROAD, SE16 (See pages 23 – 35 & addendum pages 62 - 63)

PROPOSAL: *(Duplicate applications 03-AP-0637 & 03-AP-2071)*

Demolition of existing retail warehouse and construction of three buildings comprising of a single 10 storey building, part 11/part 13 storey and part 12/part 15 storey buildings, to accommodate 320 flats with community facilities at ground level and 200 car parking spaces at basement level with vehicular access from Canada Street, Central internal courtyard to provide landscaped amenity area, ball court and additional 5 car parking spaces.

At the request of Officers, application 03-AP-0637 was withdrawn from the agenda.

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

Representations were heard from the objectors and a Ward Councillor.

RESOLVED: That planning permission be refused on the grounds set out in the draft decision notice, together with the additional grounds that it contravened the following four policies:

Policy 4.1, [Density of Residential Development], Policy 3.20, [Tall Buildings], Policy H.1.5, [Dwelling Mix of New Housing] and Policy 4.4 and Appendix 15 [Size of Affordable Housing Units] of the Southwark Development Plan.

1.4 82 – 96 OLD KENT ROAD, SE1 (See pages 36 – 49 & addendum page 63)

PROPOSAL: *Redevelop site to provide part 1, 2, 3, 7 and 9 storey building comprising 65 flats, 5 duplex units and three ground floor commercial units (shop/office/business-Classes A1/A2/B1) with ground floor parking area and internal courtyard at first floor level.*

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

Representations were heard from the applicant's agent.

RESOLVED: That planning permission be granted subject to a legal agreement to secure affordable housing, to provide funding for alterations to the highway, creation of a Traffic Order in relation to the provision of a loading bay and to change the existing Traffic Order to prevent residents from applying for an on-street parking permit.

1.5 PLOT 5 MORE LONDON PLACE TOOLEY STREET, (See pages 50 – 61 & addendum pages 63 - 64)

At this juncture Councillor Stephen Flannery left the meeting.

PROPOSAL: *Redevelopment of existing industrial site to provide a 7 storey block with basement car parking (access from Millstream Rd. – 44 spaces) comprising showroom with offices and storage/distribution on part of ground floor and offices on part first floor and 88 residential units on part ground, part first and upper floors.*

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.

RESOLVED: That subject to any Direction from the Mayor of London planning permission be granted subject to an additional condition which is to ensure that the taxi facility is used solely for the dropping off and picking up of hotel visitors and should not function as a taxi rank.

The meeting ended at 9.50 p.m.

CHAIR

DATE

