



## **PLANNING COMMITTEE**

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on TUESDAY, 27<sup>TH</sup> JULY 2004 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

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**PRESENT:** Councillor Jeffrey Hook (Chair),  
Councillor Paul Kyriacou (Vice Chair),  
Councillors, Mick Barnard, David Bradbury, Aubyn Graham and  
Jonathan Hunt.

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Catriona Moore and Veronica Ward.

### **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 & Item 2 - Mary Datchelor  
Planning Brief.

### **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 6<sup>th</sup> July 2004 be approved as a correct record of the proceedings and signed by the Chair.

### 1A. ADDENDUM – DEVELOPMENT CONTROL (See pages 95 – 99)

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 – 94)

- 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 FRONTING CHARLES DICKENS SCHOOL AND ADJACENT TO 23 LANT STREET, SE1 (See pages 8 – 17 & addendum page 95)

**PROPOSAL:** *Closure of part of Lant Street and use of the former highway land and adjoining land on north side of Lant Street as a playground, multi use games area and garden for the school, together with the erection of boundary fencing.*

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

Representations were heard from an objector, the applicant, a teacher representative from the School and a supporter for the application who was a pupil from the School.

**RESOLVED:** That planning permission be refused on the grounds that the proposed development contravenes Policy T.5.3 [Alterations to the Road Network] of the Southwark Unitary Development Plan (UDP) 1995.

**1.2 113 GROVE PARK, SE5** (See pages 18 – 28)

- PROPOSAL:**
- 1) *Erection of new two storey office building (Class B1) and single storey garage with workshop together with associated hardstanding, parking boundary walls, security hut and landscaping [Full Application 03-AP-1573].*
  - 2) *Demolition of all existing temporary (portakabins) and permanent buildings [Conservation Area Consent 03-AP-1574].*

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

Representations were heard from an objector who resides at 112 Grove Park and the applicant.

**RESOLVED:** That planning permission be granted.

**1.3 PECKHAM AREA 8A, CHANDLER WAY SE15** (See pages 29 – 36 & addendum page 95)

- PROPOSAL:** *Demolition of existing buildings and erection of 117 dwellings (26 houses & 91 flats) in a mixture of 1, 2 & 3 bedroom units at 3 and 4 storeys in height with 113 parking spaces, plus associated access roads, footpaths and electricity substation.*

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

The applicant was present at the meeting, but did not wish to speak.

**RESOLVED:** That planning permission be granted.

**1.4 PECKHAM AREA 8A, CHANDLER WAY AND CALYPSO CRESCENT, SE15** (See pages 37 – 42)

- PROPOSAL:** *Laying out and use of land as open space to provide a 'London Square' including provision of hard and soft landscaping paths, boundary railings and a focal feature.*

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

**RESOLVED:** That planning permission be granted.

**1.5 LAND AT DOG KENNEL HILL PRIMARY SCHOOL, DOG KENNEL HILL, SE22** (See pages 43 – 51 & addendum pages 95 – 96)

**PROPOSAL:** *Erection of 5 storey building fronting Dog Kennel Hill adjoining Walcot House. Providing school accommodation on the ground floor consisting of 4 no. classrooms, dining hall, parents' room and art/DT room.*

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

Representations were heard from an objector, the applicant and supporter for the application, who was the Chair of Governors of the School.

**RESOLVED:** That planning permission be granted subject to a legal agreement to require the provision of 25% affordable housing.

**1.6 7 LEATHERMARKET STREET, SE1** (See pages 52 – 59)

**PROPOSAL:** *Demolition of existing building and construction of a five storey building with a basement to provide office (Class B1) use on the basement and ground floors, 3 live/work units on 1<sup>st</sup> to 3<sup>d</sup> floors and 11 self contained flats on 1<sup>st</sup> to 4<sup>th</sup> floors.*

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

Representations were heard from the applicant.

**RESOLVED:** That planning permission be granted.

**1.7 1 – 3 CONGREVE STREET & 6 – 11 TOWNSEND STREET, (LAND AT CORNER OF CONGREVE STREET AND TOWNSEND STREET), SE17** (See pages 60 – 71 & addendum pages 97 – 98)

**PROPOSAL:** *Residential redevelopment of existing warehouses & light industrial buildings to provide a total of 68 dwellings by the erection of part 5, part 6 and part 7 storey plus lower ground floor building comprising 64 flats [30 one-bedroom, 33 two-bedroom and 1 three-bedroom] fronting Townsend St. and Congreve St. with 15 car parking spaces at lower ground floor level with vehicular access from Preston Close and a 3 storey terrace of 4 three-bedroom dwelling houses fronting Townsend St. (All dwellings for rent or shared ownership.)*

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

Representations were heard from the applicant.

**RESOLVED:** That planning permission be granted subject to a legal agreement to secure affordable housing and to change the existing Traffic Order to prevent residents from applying for an on-street parking permit.

**1.8 TABARD SQUARE, SITE BOUNDED BY LONG LANE, SOUTHALL PLACE, STERRY STREET AND TABARD STREET, SE1** (See pages 72 – 82)

**PROPOSAL:** *Revisions to implemented planning permission 04-AP-0190 for a major mixed use development to provide an additional 14 flats in Building 'B' by reconfiguring floor layouts with minor elevational changes. (567 flats and retail and leisure uses are now proposed within previously approved building envelope).*

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 planning permission be granted.

**1.9 HIGH WOOD BARRACKS, LORDSHIP LANE, SE22** (See pages 83 – 94 & addendum pages 98 – 99)

**PROPOSAL:**

1. *Conservation area consent to demolish all the buildings on site.*
2. *Approval of Reserved Matters of the siting, design, external appearance and landscaping of residential development for the erection 8 blocks totalling 107 dwellings and 77 car-parking spaces [Block 1 - 4 storeys with 16 flats (9 one-bedroom and 7 two-bedroom); Block 2 - 4 storeys with 16 flats (8 one-bedroom and 8 two-bedroom); Block 3 - 5 storeys with 24 two-bedroom flats; Block 4 - 4 storeys with 14 two-bedroom flats; Block 5 - 3 storeys with 5 three-bedroom houses; Block 6 - 3 storeys with 9 two-bedroom flats; Block 7 - 3 storeys with 5 three-bedroom houses and 3 one-bedroom flats and 3 two-bedroom flats; Block 8 - 4 storeys with 12 two-bedroom flats] as required by Condition 1 of outline planning permission dated 22/08/2002 [Application no. 0100712] for residential redevelopment of the site.*

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

Representations were heard from an objector, the applicant and a Ward Councillor.

**RESOLVED:** That planning permission be granted, subject to referral to the Government Office for London (GOL).

**2. FORMER MARY DATCHELOR SCHOOL PLANNING BRIEF**

The Chair declined to consider the Planning Brief on former Mary Datchelor School as a late item as he did not deem it to be urgent business, which needed to be considered prior to the September meeting of the Committee.

**3. ANY OTHER BUSINESS**

Members considered post review of procedures after the close of business, which is detailed in Appendix A (attached) of the Minutes.

The meeting ended at 10.35 p.m.

**CHAIR**  
**DATE**

## APPENDIX A

### Post Meeting Review of Procedures

July 27th 2004

1. In accordance with advice received from the Overview and Scrutiny Committee, members reviewed the decisions made at the Committee and raised the following points:
2. A number of erroneous scheme descriptions were identified in the reports. Planning Officers were to review procedures to ensure accurate descriptions were used.
3. Guidance for the public/applicants on speaking rights should be produced and Officers should consider the following publication schedule:
  - With the printed agenda.
  - Hard copy availability at all meetings.
  - Appended to standard letter sent by Planning Officers to interested parties.
  - On the LB Southwark Website.
4. Ward locations were often incorrect in the weekly schedule of planning applications sent to Councillors. Planning Officers were to introduce new technology which would eradicate the problem in the longer term.
5. The Committee would receive regular information reports on the outcome of Planning Appeals concerning decisions originally made by the Committee.
6. A Tree Officer would survey the Mary Datchelor site to determine if any Tree Preservation Orders should be recommended.