



## **PLANNING COMMITTEE**

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on TUESDAY, 7<sup>TH</sup> SEPTEMBER 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, Aubyn Graham, Jonathan Hunt, Catriona Moore and Veronica Ward.

### **APOLOGIES FOR ABSENCE**

An apology of absence was submitted on behalf of 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 7, Canada Water Supplementary Planning Guidance – Appendix 3, Consultation Database.

Members noted that no addendum report in respect of late objections or observations were received at this meeting.

### **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Councillors Veronica Ward and Jonathan Hunt declared personal and non-prejudicial interests in respect of item 5, former Mary Datchelor Planning Brief.

### **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.

**1. DEVELOPMENT CONTROL** (See pages 1 – 28)

- 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 42 GROVE PARK, SE5** (See pages 1 – 14)

**PROPOSAL:** *Conversion of 3-storey house into 1x 1-bed ground floor flat and 1x 4-bed maisonette on 1st and 2nd floors, including the demolition and rebuilding of the front bay and porch for underpinning works and demolition of single-storey rear addition.*

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

No representatives for this application were present at the meeting.

**RESOLVED:** That planning permission be granted subject to condition 5, being added as an informative and the deletion of the existing informative.

**1.2 JAMES ALLEN'S GIRLS' SCHOOL, EAST DULWICH GROVE PARK, SE22** (See pages 15 – 28)

**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 provision of 3m high landscaped mounds.*

The Committee heard the officer's presentation on this application and Members asked questions of officers. The traffic officer also provided additional information to the Committee.

Representations were then heard from the Deputy Head of James Allen Girls' School.

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

2. **249 – 267 RYE LANE, SE15 AND 2 AND 4 HEATON ROAD, SE15** (See pages 29 – 57)

- PROPOSAL:**
1. *Construction of 3 buildings in blocks of 5, 6 and 7 storeys around a landscaped courtyard comprising retail/financial & professional services/offices & cafe/wine bar (Class A1/A2/B1/A3) on the ground floor; 122 flats on the upper floors and 56 basement car parking spaces with access from Heaton Road [03-AP-1228];*
  2. *Outline application to redevelop 2 and 4 Heaton Road as a part-3, part 4 and part-5 storey building for ground floor retail/offices/financial and professional services (Class A1/A2/B1), with 22 flats above and landscaping at rear [03-AP-1227].*

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

**RESOLVED:** That outline and full planning permission be granted for applications 03-AP-1227 and 03-AP-1228 respectively subject to a legal agreement to secure:

- 76% of the total proposed housing to be affordable housing in one form or another, namely that 68 of the total proposed dwellings are to be rented affordable housing and 42 dwellings are to be shared ownership housing,
- £2,000 to fund changes to existing traffic orders,
- £75,000 to fund environmental improvement works at the junction of Rye Lane and Heaton Road,
- and £10,000 towards funding the employment of a part-time worker for the Peckham Town Centre Management Group.

3. **RELEASE OF FUNDS FROM THE AKE LARSEN AGREEMENT NO.30 (A/C NO. 005) FOR THE REDEVELOPMENT OF THE CHARLOTTE SHARMAN LODGE** (See pages 33 – 38)

Officers from the Elephants Project team provided the Committee with a presentation on the redevelopment of Charlotte Sharman Lodge stating that funds have been made available to the Elephant Links SRB programme which forms part of its regeneration programme for the Elephant and Castle area.

- RESOLVED:**
1. That an allocation of £220,000.00 be approved from the Elephant and Castle Ake Larsen Agreement No.30 (A/C No. 005) for refurbishment and renovation of the building known as the Charlotte Sharman Lodge, West Square London SE11 4SN, to provide After school, Breakfast Club and Holiday Club services and flexible space for the use of other agencies and the local community.

2. That the funds are made available to the Elephant Links SRB programme as part of its regeneration programme for the Elephant and Castle area.

**4. TATE MODERN, 53 BANKSIDE** (See pages 39 – 57)

**PROPOSAL:** *The making of an Article 4 Direction that planning permission granted by Article 3 and Part 2 Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 shall not apply to the construction of a 2m high wall along the western boundary of the Tate Modern adjacent to 44 Holland Street, Bankside.*

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

**RESOLVED:** That committee agreed that an Article 4 Direction should be made to require planning permission for a wall 5m either side of the shared boundary between the western forecourt of the Tate Modern and 44 Holland Street.

**5. FORMER MARY DATCHELOR SCHOOL PLANNING BRIEF** (See pages 58 – 93)

Officers from the Policy & Research Team introduced the report to the Committee and outlined that the report had been considered at Camberwell Community council. The main change to the planning brief was the protection of open space, detailed on page 83 of the report.

Councillor Jonathan Hunt raised the issue of assurances being given at the last meeting that the trees would be protected. Officers responded by stating that the trees are protected although it is not referred to in the brief and is not subject to a preservation order.

Representations were heard from an objector (Chair, of the Camberwell working party) who was also speaking on behalf of the residents association of Grove Park and a supporter. Councillor Ian Wingfield spoke in his capacity as ward member.

**RESOLVED:** That the draft Planning Brief for the former Mary Datchelor school as set in Appendix A of the report be adopted for development control purposes and that any new building conversion or extension of existing buildings should have regard to the 1926 Mary Datchelor building as a focal point so as not to affect the light and amenities of streets and houses surrounding the site.

**6. DRAFT SUPPLEMENTARY PLANNING GUIDANCE FOR DULWICH** (See pages 94 – 127)

Officers from the Policy & Research Team introduced the report. Members recommended that the text in section 5.3, of the brief which refers to residential density on page 112 of the report be deleted. Officers stated that following consideration at Executive, this item would be referred back to Committee in January 2005.

**RESOLVED:** That Committee noted the Dulwich supplementary planning guidance prior to adoption for formal consultation by the Executive.

**7. DRAFT SUPPLEMENTARY PLANNING GUIDANCE FOR CANADA WATER** (See pages 128 – 173)

Officers from the Policy & Research Team introduced the report and stated that this item would be referred back to Committee in January 2005.

**RESOLVED:** That Committee noted the Canada supplementary planning guidance prior to adoption for formal consultation by the Executive.

The meeting ended at 9.10 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.