



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on WEDNESDAY, 29TH SEPTEMBER 2004 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

PRESENT: Councillor Jeffrey Hook (Chair),
Councillors, David Bradbury, Aubyn Graham, Jonathan Hunt and
Veronica Ward.

APOLOGIES FOR ABSENCE

An apology of absence was submitted on behalf of Councillor 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

Item 1A – Addendum Report - development control & Supplemental Agenda No. 1 – comment on the 2nd Deposit Unitary Development Plan (UDP) Supplementary legal advice.

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 27 July 2004 be approved as a correct record of the proceedings and signed by the Chair subject to the following amendments:

Item 1.5 - Land at Dog Kennel Hill Primary School, the resolution should state 25% affordable housing not 35%; and Item 1.9 - High Wood Barracks, Lordship Lane should include the resolution which was in error omitted from the minutes, which was that conservation area consent be granted and reserve matters be approved subject to the signing of a legal agreement and so forth.

1. DEVELOPMENT CONTROL (See pages 1 – 48)

- 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.

1A. ADDENDUM – DEVELOPMENT CONTROL (See pages 173 – 176)

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.

1.1 134 –148 QUEENS ROAD/8 ST MARY’S ROAD & FORMER DEPOT SITE, LUGARD ROAD, SE15 (See pages 17 – 48 & addendum pages 173 – 175)

- PROPOSAL:**
1. *Refurbishment of 142-148 Queens Road for residential use, new building of 4 flats (basement + 3 storeys) at 8 St Mary’s Road, new 4 storey office building at 134 Queen’s Road, new 5-storey office building on depot site on corner of Lugard Road and Queen’s Road and redevelopment of industrial site to south of Queen’s Road for two 5-storey blocks of flats, one 4-storey block of flats and offices, and two 3-storey blocks of houses (158 houses/flats in total); associated landscaping and parking.*

2. *Internal and external alterations including demolition of rear closet wing to 142 Queens Road and reconfiguration internally; formation of new rear lightwells and erection of associated crossovers; demolition and rebuilding of front elevation to side wing of No. 142 above 1st floor level; renewal and general repair of windows; new boundary wall to front garden between Nos. 142 and 144; reinstatement of chimney stacks and general repair of facing brickwork and roofs.*

The Committee heard the officer's presentation on this application and referred members' attention to the addendum report which provided information regarding detailed retention and external alteration of the two listed buildings on Queens Road.

Representations were heard from an objector and the applicant. Written submissions were received from Councillor Dominic Thorncroft in his capacity as ward member.

- RESOLVED:**
1. That conditional planning permission be granted subject to a legal agreement to secure affordable housing, a financial contribution towards environmental/transport improvements, restoration of the listed buildings, a restriction of the listed buildings and a restriction on the number of parking permits on any future Controlled Parking Zone.
 2. That conditional listed building consent be granted subject to a legal agreement to secure the refurbishment of the listed buildings.

In accordance with procedural rule 1.17 Councillor David Bradbury requested that his vote against the foregoing resolution be recorded in the minutes.

ADJOURNMENT:

At 7.25 p.m. it was moved, seconded and resolved that meeting be adjourned for five minutes. The meeting reconvened at 7.30 p.m.

1.2 UNITS 4 - 6, 40 MERROW STREET SE17 AND PART OF SITE NOW KNOWN AS BALMORAL COURT, MERROW STREET AND SPECTRUM PLACE, LYTHAM STREET SE17 (See pages 6 – 16 & addendum pages 175 - 176)

PROPOSAL: *Demolition of existing warehouse and erection of 5 two-bedroom 3 storey townhouses facing Merrow Street and a part-2, part-3, part-4 part-5 storey building at rear of site comprising 9 flats [8 two-bedroom and 1 one-bedroom with ancillary car parking, cycle storage and refuse enclosure with vehicular access from Lytham Street].*

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

Representations were heard from an objector. It was noted that neither the applicant or applicant's agent was present at the meeting.

RESOLVED: That planning permission be granted subject to:

- a) no new substantive objections being received at the end of the statutory period of consultation relating to the press notice and,
- b) the satisfactory completion of a planning obligation to secure changes to existing traffic order to control on-street parking.

2. DULWICH VILLAGE CONSERVATION AREA EXTENSION AND APPRAISAL (See pages 49 – 82)

Officers from the Conservation team introduced the report and provided members with background information on the proposed boundaries within the Dulwich area and spoke about the public consultation, which is being carried so the appraisal is accessible to everyone locally. Officers stated that Dulwich Community Council had been consulted about the appraisal and were informed of the key boundary changes.

Questions were raised regarding the boundaries and playing fields, which is also being included in the appraisal.

RESOLVED: That the proposed extensions and the draft Conservation Area Appraisal for the Dulwich Village Conservation Area be approved for public consultation.

3. RELEASE OF FUNDS FROM THE AKE LARSEN AGREEMENT NO.30 (A/C NO. 005) FOR THE FUNDING OF THE TREE LIGHTING AT THE ELEPHANT AND CASTLE (See pages 83 – 89)

Officers from the Elephants Project team provided the Committee with a presentation on the funding of the tree lighting at the Elephant and Castle, which forms part of the elephant links SRB programme.

- RESOLVED:**
1. That an allocation of £135,204.00 be approved from the Elephant and Castle Ake Larsen Agreement No.30 (A/C No. 005) to provide additional coloured tree lights in trees around the north and south roundabouts at the Elephant and Castle.
 2. That the funds are made available to the Elephant Links SRB programme as part of its elephant impacts improvement scheme currently being developed in the area.

4. PRE INQUIRY MODIFICATIONS FOR DEPOSIT SOUTHWARK PLAN 2004 (UNITARY DEVELOPMENT PLAN) (See pages 90 – 170 & supplementary pages 171 - 172)

Officers from the Policy & Research Team introduced the report and outlined that this was the 6th stage of the 2nd deposit. It was reported that the 3rd stage is the pre inquiry modifications of the UDP and the key issues of the inquiry are addressed on pages 92 –93 of the agenda.

Members then raised issues/questions regarding the Peckham railway station, threshold regarding affordable housing and information on black and ethnic businesses in the Camberwell area.

Officers then responded to questions and took on board the Committee's comments mentioned below:

- The report to Council Assembly should provide more detail on the issue of general conformity with the London Plan, particularly with regard to Preferred Office Locations and the Suburban North density zone.
- Paragraph 9.3 in Part I referring to car parking in Peckham should be explicit about whether the council would be building on current surface car parks (which is a proposals map issue) or discouraging further surface car parking (the intended meaning).
- Further clarity was sought on OS 187 Dulwich Hamlet Football Ground designation as Other Open Space.
- Further clarification was sought of the protection status of MOL, BOL and OOS

RESOLVED: That Members considered the revised draft pre inquiry modifications to the Southwark Plan 2004 and provide comments for the Executive.

The meeting ended at 10.15 p.m.

CHAIR

DATE