

Item No: 1	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 18/10/2004
From Interim Development & Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal 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.		Address Site E Units 3-4 Canada Water Retail Park, Surrey Quays Road SE16 Ward Dockyard	

PURPOSE

- 1 In respect of the appeal against non-determination to seek ratification for the drafting of the reasons for refusal as identified by the planning committee in June.

RECOMMENDATION

- 2 Ratify wording of additional reasons for refusal.

BACKGROUND

- 3 Members may recall at their meeting in June that they resolved that had they been in a position to determine the above application that planning permission would have been refused. The officer's report included two reasons for refusal related to noise issues. In addition, members had concerns regarding the height of the proposed development, the density and the mix of units in the affordable housing block.
- 4 The minutes record that the refusal should be on the additional grounds as the proposal contravened :
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.
- 5 The Public Inquiry is scheduled to commence on 16 November and is due to take 5 days. The Council's witness has prepared a proof of evidence and the reasons for refusal as outlined above have been expressed in the following

manner.

Density

The proposal would result in an over-intensive development having an excessive density contrary to Policy H.1.7 (adopted UDP, Policy 3.10 Efficient Use of Land and Policy 4.1 Density of Residential Development of the Southwark Plan (2nd deposit draft 2004)

Height

The proposed buildings by virtue of their height are out of keeping with the surroundings and harmful to the appearance of the area contrary to E.2.2 Heights of Buildings, of the Adopted UDP, and Policy 3.20 Tall Buildings and Policy 3.13 Urban Design of the Southwark Plan.

Mix of Units

The proposal by virtue of its limited number of large family units, specifically within BLock A (affordable housing) is unacceptable and would be contrary to policy H.1.5 Dwelling Mix of new housing of the adopted Southwark UDP and policy 4.3 Mix of Dwellings of the Southwark Plan.

Considerations

Members are requested to consider the above reasons as drafted and to ratify the wording as a correct interpretation of their conclusions in respect of the proposal.

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