



## **PLANNING COMMITTEE**

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on MONDAY, 18 OCTOBER 2004 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

---

**PRESENT:** Councillor Stephen Flannery (In the Chair),  
Councillor Paul Kyriacou (Vice Chair),  
Councillors, Mick Barnard, Catriona Moore, Aubyn Graham and  
Jonathan Hunt.

**ALSO  
PRESENT:** Councillor Vicky Naish (ward member)

### **APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Jeffrey Hook, David Bradbury and Veronica Ward.

### **NOMINATIONS FOR CHAIR**

As the Chair was not in attendance and Vice-Chair was not present at the start of the meeting, nominations for a Chair to preside at this meeting were put to those Members that were present. Members agreed for Councillor Stephen Flannery who was acting as a reserve member for Councillor Jeffrey Hook to take the chair on this occasion.

### **CONFIRMATION OF VOTING MEMBERS**

The Members listed as present were confirmed as the Voting Members. It was noted that Councillor Stephen Flannery substituted for Councillor Jeffrey Hook as a reserve member for this Committee.

### **NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMS AS URGENT**

Item 1A – Addendum Report - Development Control & Item 9, Final Furlong 162 Grange Road SE1.

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

Councillor Stephen Flannery declared a personal non-prejudicial interest in respect of items 1.4 and 1.5 – 3 & 4 More London Riverside, Tooley Street SE1 as a member of the section 106 Advisory Board.

## **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 7 September 2004 be deferred to seek further clarification on the resolution pertaining to item 5 – former Mary Datchelor School Planning Brief.

### **1. DEVELOPMENT CONTROL (See pages 1 – 190)**

- 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 208 – 211)**

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 SITE E UNITS 3 – 4 CANADA WATER RETAIL PARK, SURREY QUAYS ROAD SE16 (See pages 17 – 48)**

**PROPOSAL:** *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.*

The Committee heard the officer's presentation on this application.

**RESOLVED:** That the wording of additional reasons for refusal be ratified.

**1.2 & 1.3 101 CAMBERWELL GROVE SE5** (See pages 11 – 18)

**PROPOSAL:**

- 1. Erection of a rear extension at ground floor and basement level.*
- 2. Retention of ground and basement rear extensions, raising of existing boundary wall to number 103 and installation of railings to the rear basement lightwell (retrospective variation to previous Listed Building Consent dated 23/07/1999).*

The Committee heard the officer's presentation on this application and Members asked questions of officers. Members also expressed concern about the number development control items being referred from Camberwell Community Council to the main Planning Committee.

Representations were heard from objectors, (from 99 – 103 Camberwell Grove) the applicant's agent, a supporter for the application and a ward member.

**RESOLVED:** That the planning application be deferred pending a Members site visit, and also for the Committee to see the submitted plans/drawings showing the front elevation of the wall adjoining 101-103 Camberwell Grove.

**1.4 3 MORE LONDON RIVERSIDE, TOOLEY STREET, SE1** (See pages 25 – 32 & addendum page 208)

**PROPOSAL:** *Erection of 10 storey building for (Class B1) office use, provision of basement service and parking areas together with other works incidental to the development.*

Item 1.4 was considered in conjunction with item 1.5.

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 subject to the Mayor not directing refusal, planning permission be granted.

**1.5 4 MORE LONDON RIVERSIDE, TOOLEY STREET** (See pages 33 – 89 & addendum page 208)

**PROPOSAL:** *Erection of a 10 storey building above lower ground floor and basement area comprising of offices (Use Class B1 Business) together with the provision of 15 car parking spaces, 50 cycle spaces, 10 motorcycle spaces, storage and plant areas and 2 loading bays in the basement.*

**RESOLVED:** That subject to the Mayor not directing refusal, planning permission be granted.

**1.6 92 WEBBER STREET, SE1** (See pages 41 – 53 & addendum pages 208 - 209)

**PROPOSAL:** *Demolition of the existing building and construction of a part 4, 5, 6, 7 and 8 storey building to provide a total of 87 dwellings (38 x 1bed, 39 x 2bed, 9 x 3bed), including an ancillary communal facility, communal gardens, landscaping and basement car parking.*

The Committee heard the officer's presentation on this application and Members asked questions of officers. Officers also stated that paragraph 3 of the report was not a recommendation but forms part of background and purpose of the report.

Representations were heard from an objector and the applicant's agent. Members noted that the Scovell Tenants & Residents Association sent a letter in support of the application.

**RESOLVED:** That it be referred to Government Office for London (GOL) with resolution to grant planning permission subject to the signing of a legal agreement. The reason for referral to GOL is because it is a major application and a departure from the UDP.

**1.7 262-284 & 286-302 LYNTON ROAD, SE1. (FALCON WORKS)** (See pages 141 – 152 & addendum page 209)

**PROPOSAL:** *Demolition of existing buildings replaced with a mixed use development of a part four/part three storey building and a four storey building, comprising of 5 business/light industrial units, 12 'live-work' units, 12 one bed flats, 36 two bed flats and 12 three bed flats (resubmission).*

The Committee heard the officer's presentation on this application and Members asked questions of officers. The Committee noted that condition 6 of the draft recommendation be deleted as this paragraph was duplicated with condition 5.

Representations were heard from the applicant's agent.

- RESOLVED:**
1. That the Development & Building Control Manger be authorised to grant permission subject to:
    - (a) a legal agreement to secure on-site affordable housing provision, and contributions of £50,000 towards amenity provision by way of environmental improvements to nearby parks and also £84,000 towards improvements to cycle routes, lighting and footways and to enable the residential occupiers to secure on-street parking permits.
    - (b) No adverse direction from the Government Office for London to whom the application will be referred as a departure from the Unitary Development Plan.
  2. In addition to the draft recommendation, an extra condition be included to state that any trees that are removed should be replaced with trees with considerable maturity – specimens to be agreed.

**1.8 113A GROVE LANE SE5** (See pages 56 – 62)

**PROPOSAL:** *Erection of a two-storey rear extension to existing shop to form a live/work unit.*

The Committee heard the officer's presentation on this application and Members asked questions of officers. Officers stated that the numbering on the draft recommendation (on page 61 of the agenda) was in correct.

Representations were heard from the applicant's agent.

**RESOLVED:** That planning permission granted.

**NOTE:**

The Committee agreed to consider the planning applications, which were referred from Camberwell Community Council but expressed concern about the items (1.2, 1.3 & 1.8) not being considered through the appropriate decision-making process. Members stated that in future this should be adhered to in accordance with the council's procedures. Officers explained that there was some misunderstanding as where these applications were being heard particularly as the applicant and objectors were notified that they being considered at this Committee and because there was some delay with the reports which could not wait until the next Camberwell Community Council meeting.

**1.9 THE FINAL FURLONG, 162 GRANGE ROAD SE1** (See pages 191 – 207)

The following item has not been circulated to Members 5 clear days in advance of the meeting, nor was it available for public inspection during that time. The report was late and urgent so the developer and the Council could conclude the legal agreements pertaining to the two sites, thereby enabling the respective developments to proceed and the on going negotiations between the legal representatives and the receipt of the Draft Section 106 agreement pertaining to site 316 Lynton Road.

The Chair agreed to accept this item as urgent.

The Committee heard the officer's presentation on this application and Members asked questions of officers. Representations were heard from the applicant's agent and written submissions were received from the Grange Ward Members.

**RESOLVED:** That planning permission be granted under Officers delegated authority to negotiate and conclude the legal agreement pertaining to the redevelopment of the Final Furlong site to incorporate, inter alia, the provision of affordable housing off-site, as part of the approved scheme for the redevelopment of 316 Lynton Road, thereby removing the requirement for on-site provision. The legal agreement pertaining to the 316 Lynton Road development, to be concluded shall reflect the revised provision arrangements.

This permission is also subject to the following:

1. The completion of development at Lynton Road prior to sale of properties at the Final Furlong.
2. Any reduction from the provision of 100% of affordable housing on the Lynton Road site will require re-instatement of the need for six affordable units on the Final Furlong site and any planning application which seeks to vary any of the proposals authorised by this consent should be referred back to the Planning Committee for decision.

**2. DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE** (See pages 63 – 114)

Officers from the Policy and Research Team introduced the report and explained that the above provides further guidance and the key changes to the SPG (as set out on page 64 of the agenda).

**RESOLVED:**

1. That Committee noted the draft Affordable Housing Supplementary Planning Guidance prior to adoption for formal consultation by the Executive.
2. That Committee considered the consultation plan as the methodology for formal consultation for six weeks (six weeks is the normal length of consultation for a second draft of an SPG) from 18 November 2004 to 6 January 2005.

**3. REVISED DRAFT PLANNING BRIEF FOR 272-304 CAMBERWELL ROAD** (See pages 115 – 140)

Officers from the Policy and Research Team introduced the report and outlined that the purpose of the planning brief is to establish a framework for the future development of the site and to provide further guidance on the implementation of policies set out in the adopted and second deposit draft UDPs.

**RESOLVED:** That the revised draft planning brief for 272 – 304 Camberwell Road be formally adopted.

**4. POTTER'S FIELD PLANNING BRIEF**

This item was withdrawn from the agenda.

The meeting ended at 10.15 p.m.

**CHAIR**

**DATE**