



## **PLANNING COMMITTEE**

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on TUESDAY, 9 NOVEMBER 2004 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

---

**PRESENT:** Councillor Jeffrey Hook (Chair),  
Councillor Paul Kyriacou (Vice Chair),  
Councillors, Aubyn Graham, Jonathan Hunt and Veronica Ward.

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

### **APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillor David Bradbury. An apology for lateness was submitted on behalf of 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**

Development control items, (1.1 – 1.7) and item 1A – Addendum report - development control

### **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 meetings held on 29 September 2004 and 18 October 2004 be agreed as correct records of the proceedings and signed by the Chair.

## SUPPLEMENTAL AGENDAS 1 & 2

Members noted that items on supplemental agendas were not circulated within the normal timescale (i.e. 5 clear days in advance of the meeting), nor were they available for public inspection during that time. This was due to the tight timescales for publishing the agenda and none of the decisions could wait until the next meeting.

The Chair agreed to accept the items as urgent.

### 1. **DEVELOPMENT CONTROL** (See pages 1 – 75 & pages 192 – 206)

- 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 207 – 209)

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 **REAR OF 'EROMA' WALWORTH ROAD, SE17** (See pages 6 – 13)

**PROPOSAL:** *Construction of single storey building to provide ancillary storage facilities to premises used as internet café.*

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

Representations were heard from an objector.

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

**1.2 WYNDHAM GARAGE, WYNDHAM ROAD SE5** (See pages 14 – 32)

**PROPOSAL:** *Erection of part 5 and part 12 storey building for mixed use to provide 56 flats [29 one bedroom, 23 two bedroom and 4 three bedroom] on part of the ground floor and the upper floors and 214m<sup>2</sup> of retail [Use Class A1 – retail] or office use [Use Class B1 – business use] on the ground floor together with associated external landscaping.*

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

**RESOLVED:** That the planning permission be granted subject to a section 106 agreement in respect to the provision of 52% affordable housing, a contribution to the review of the controlled parking zone/improvements to cycle routes, reinstatement of pavements instead of redundant crossovers in Wyndham Road and provision of loading bays in Comber Grove.

**1.3 LAND ADJOINING NO 6 DOG KENNEL HILL SE22** (See pages 33 – 49)

**PROPOSAL:** *Erection of part 6/7 storey residential building comprising 19 residential units and basement car parking.*

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.

**1.4 MULBERRY BUSINESS CENTRE, QUEBEC WAY SE16**

The Committee noted that the above planning application was withdrawn from the agenda to ascertain further information from the applicant.

**1.5 BLOCK F, METRO CENTRAL HEIGHTS, 119 NEWINGTON CAUSEWAY** (See pages 66 – 75 & addendum page 207 – 209)

*Erection of a part three, part 16 storey building with basement comprising of 68 residential units with 65 car parking spaces at basement and ground floor level together with ancillary landscaping and third floor roof garden.*

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

Representations were heard from an objector.

**RESOLVED:** That planning permission be granted subject to a legal agreement to secure affordable housing, and also subject to both the Mayor for London deciding not to direct refusal and the Secretary of State not calling in the application for determination.

**1.6 DRAPER HOUSE, DRAPER ESTATE 20 ELEPHANT & CASTLE, SE1** (See pages 192 – 197)

**PROPOSAL:** *Erection and installation of six colour projection lights including brackets, wiring and associated works in connection with the illumination of the northern face of the building.*

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

Representations were heard from an objector.

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

**1.7 41 – 75 CONSORT ROAD, SE15** (See pages 198 – 206)

**PROPOSAL:** *Construction of part 6, part 4 and part 3 storey buildings to provide 8 houses, 40 flats and 360sqm of commercial floor space with 26 car parking spaces and bicycle and motorcycle spaces. Vehicle access to the site to be provided from Brayards Road via adjoining development site to the east.*

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

Representations were heard from an objector who was speaking on behalf of Iris Court residents and a ward member.

**RESOLVED:** That the planning application be deferred to further investigate the management of traffic flow surrounding the proposed development.

**2. DRAFT OUTDOOR ADVERTISEMENTS AND SIGNAGE SUPPLEMENTARY PLANNING GUIDANCE** (See pages 76 – 75)

Officers introduced the report.

**RESOLVED:** That committee considered the revised draft Outdoor Advertising and Signage SPG (attached as Appendix A of the report) and provide comments to the Executive.

**3. DRAFT TELECOMMUNICATIONS SUPPLEMENTARY PLANNING GUIDANCE** (See pages 90 – 112)

Officers introduced the report.

**RESOLVED:** That the committee considered the revised draft Telecommunications SPG (attached as Appendix A of the report) and provide comments to the Executive.

**4. DEVELOPMENT CONTROL CONSULTATION POLICY** (See pages 113 – 169)

Officers introduced the report.

**RESOLVED:**

1. The report be agreed for inclusion as appropriate in the Council's Statement of Community Involvement.
2. The recommendations for further action as set out in Section 3 of the report be agreed.
3. The Draft Southwark Development Control Consultation Policy, as set out in Section 4 of the report be agreed in draft, and be the subject of further consultation and review in the context of the Statement of Community Involvement.

**5. PULLENS ESTATE CONSERVATION AREA** (See pages 170 – 189)

Officers introduced the report.

**RESOLVED:** That the proposed designation of a Pullens Estate conservation area and the draft Conservation Area Appraisal be approved for public consultation.

The meeting ended at 10.15 p.m.

**CHAIR**  
**DATE**