



**DRAFT  
PLANNING COMMITTEE**

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on TUESDAY, DECEMBER 7, 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, David Bradbury, Catriona Moore, Aubyn  
Graham, Jonathan Hunt and Veronica Ward.

**APOLOGIES FOR ABSENCE**

None were submitted.

**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**

None were identified.

**DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Councillor Jonathan Hunt declared a personal non-prejudicial interest in respect of item 1.4 site of Albrighton Centre, 37 Albrighton Road SE22.

**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 9 November 2004 be agreed as correct records of the proceedings and signed by the Chair.

**1. DEVELOPMENT CONTROL** (See pages 1 – 81)

- 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**

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 ALLEYN'S SCHOOL, TOWNLEY ROAD, SE22** (See pages 7 – 16)

**PROPOSAL:** *Construction of a three/four storey building on school grounds to provide a performing arts centre together with enhanced soft and hard landscaping to existing school grounds.*

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

Representations were heard from the objectors and applicant's agent.

**RESOLVED:** That the planning application be deferred so that further consideration is sought on the parking and traffic arrangements on site.

**1.2 32 LOVEGROVE STREET, SE1** (See pages 17 – 25)

This item was considered in conjunction with item 1.3

**PROPOSAL:** *Demolition of existing structures and redevelopment to provide a five storey building comprising new Class B1 employment workspace and 32 affordable key worker housing units.*

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

Representations were heard from the applicant and a supporter for the application.

**RESOLVED:** That the planning application be deferred pending a members site visit.

**1.3 SITE AT EAST SIDE OF LOVEGROVE STREET SE1** (See pages 26 – 34)

**PROPOSAL:** *Demolition of existing structures and redevelopment to provide a five storey building with ground floor business (Class B1) space and 8 'keyworker' flats above - RE-SUBMISSION*

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

Representations were heard from the applicant and a supporter for the application.

**RESOLVED:** That the planning application be deferred pending a members site visit.

**1.4 SITE OF ALBRIGHTON CENTRE, 37 ALBRIGHTON ROAD, SE22** (See pages 35 – 44)

**PROPOSAL:** *Demolition of existing building and erection of a new part single and part two-storey building comprising of a nursery and community facility.*

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

Representations were heard from the objectors, representing Dulwich Estate tenants and residents association, the applicant, a supporter for the application and a Ward Councillor.

**RESOLVED:** That the planning application be deferred subject to further consultation with all interested parties on internal usage of the building.

**1.5 KINGSDALE SCHOOL, ALLEYN PARK SE21** (See pages 45 – 49)

**PROPOSAL:** *Enlargement and resurfacing of existing staff car park and erection of two metal fences between school building and existing boundary fence.*

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

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

**1.6 NEPTUNE STREET PARK SE16** (See pages 50 – 55)

**PROPOSAL:** *Alterations to park to provide 3 new pedestrian entrances and gates to match railings, reduce height of railings to 900mm bounding Lower Road, provide new pathways with level access to a re-paved sitting area, restore pergola and replant raised beds and provide new seating.*

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

**RESOLVED:** That the planning application be referred back to Rotherhithe Community Council for consideration.

**1.7 116 – 120 TOOLEY STREET, SE1** (See pages 56 – 64)

**PROPOSAL:** *Development of part 4, 5, and 6 storey mixed use building with 150sqm of B1 space on ground floor and twelve residential units above.*

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

Representations were heard from the applicant.

**RESOLVED:** That the planning application be referred to the Government Office for London with a resolution to grant permission with unilateral undertaking required by condition.

**1.8 69A PECKHAM GROVE SE15** (See pages 65 – 74)

**PROPOSAL:** *Demolition of existing workshops and the erection of part 4 and part 5 storey buildings containing 110 flats with parking at semi-basement level.*

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 a supporter for the application.

- RESOLVED:**
1. That planning permission be granted subject to a legal agreement to secure affordable housing provision and a financial contribution towards public transport provision and additional tree planting in the vicinity of the site.
  2. That the Development and Building Control Manager be authorised to issue planning permission should the Secretary of State decide not to call the application in for his own determination as it is a departure from the adopted Unitary Development Plan (UDP).

**1.9 101 CAMBERWELL GROVE SE5** (See pages 75 – 81)

The Committee noted that the item be withdrawn from the agenda.

The meeting ended at 10.00 p.m.

**CHAIR**  
**DATE**