



PLANNING COMMITTEE

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on WEDNESDAY, JANUARY 12, 2005 at 7.00 PM at the Town Hall Peckham Road, London SE5 8UB

PRESENT: Councillor Jeffrey Hook (Chair),
Councillor Paul Kyriacou (Vice Chair),
Councillors, Mick Barnard, Stephen Flannery (reserve) Aubyn Graham
and Veronica Ward.

APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Jonathan Hunt, David Bradbury and Catriona Moore.

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

The Chair agreed to accept item 1.10, Mulberry Business Centre as a late and urgent item, the reasons are contained within the report.

DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Stephen Flannery declared a personal non-prejudicial interest in respect of item 1.10 Mulberry Business Centre, Quebec Way SE16.

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.

1. DEVELOPMENT CONTROL (See pages 1 – 108)

- 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.

1.1 41 – 75 CONSORT ROAD SE15 (See pages 7 – 24)

PROPOSAL: *Erection of part 6, part 4, and part 3 storey buildings to provide 8 houses, 40 flats and 360 sq. mts of commercial floorspace with 26 car parking spaces, cycle and motorcycle spaces; vehicular 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, representing residents of Iris Court and Brayards Road. Then representations were heard from the applicant's agent.

- RESOLVED:**
1. That planning permission be granted subject to completion of a Section 106 Agreement to provide a total of £87,000 to fund amendments to the Traffic Management Order, environmental improvements, street lighting and/or footways and/or pedestrian crossing improvements, additional street tree planting and improvements to Consort Park and Dr. Harold Moody Park, as necessary.

2. That an additional condition be included which states:

'no works shall commence until an appropriate revised Site Plan to accord with the approved layout option (Scheme 4) has been submitted to the local planning authority incorporating full details of the car-club arrangement that shall be administered by the applicant, and all such details have received written approval'.

This is to ensure a satisfactory standard of development, in the interests of traffic management and security.

1.2 & 101 CAMBERWELL GROVE SE5 (See pages 17 – 40)

1.3

The Committee noted that items, 1.2 & 1.3 were withdrawn from the agenda.

1.4 GERALDINE MARY HARMSWORTH PARK, ST GEORGES ROAD SE1 (See pages 41 – 48)

PROPOSAL: *Erection of single storey changing pavilion, resurfacing of playing areas, provision of new fencing to playing areas and changes to existing boundary walls, provision of new floodlights and ancillary landscaping.*

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

Representations were heard from an objector and the applicant (Southwark Building Design Service).

RESOLVED: That planning permission be granted subject to an additional condition:

"The pedestrian access shown adjacent to the bus-stop shall be closed to such, but may be gated and accessible for routine maintenance only."

Reason: In the interests of highway safety.

ADJOURNMENT

At 9.30 p.m. it was moved, seconded and resolved that the meeting be adjourned for five minutes. The meeting convened at 9.37 p.m.

1.5 ALLEYN'S SCHOOL TOWNLEY ROAD SE22 (See pages 49 – 60)

PROPOSAL: *Erection of new third and fourth floors and three storey front extension to existing warehouse, and its change of use involving the creation of office/workshops (class B1) on the ground, first and part of second floors and 14 residential units at part second, third and fourth floor levels.*

Officers advised that this item was for information only as they were awaiting a traffic and car parking report from Regeneration Services; the planning application would then be referred to committee for determination.

Representations were heard from the applicant's agent and an objector.

RESOLVED: That Committee noted the information report and took on board comments from the applicant's agent and objector.

1.6 175 BERMONDSEY STREET SE1 (BLOCKS L, M, R) (See pages 61 – 68)

PROPOSAL: *Erection of new third and fourth floors and three storey front extension to existing warehouse, and its change of use involving the creation of office/workshops (class B1) on the ground, first and part of second floors and 14 residential units at part second, third and fourth floor levels.*

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

The applicant was present but did not wish to make representations.

RESOLVED: That the Development & Building Control Manager be authorised to grant planning permission subject to a Section 106 obligation to pay £2,500 to change the existing Traffic Order to exempt future occupiers from obtaining parking permits and subject to no adverse direction from the Government Office for London to whom the application will be referred to as a departure from the Council's Unitary Development Plan.

1.7 1 – 78 PERTH COURT, BASINGDON WAY, SE5 (See pages 69 – 73)

PROPOSAL: *Replacement of existing windows and doors on the front, side and rear elevations with UPVC. Erection of an edge protection handrail to roof and general refurbishment works to the existing elevations of the flats.*

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

RESOLVED: That planning permission be granted.

1.8 1 – 78 TAYSIDE COURT BASINGDON WAY, SE5 (See pages 74 – 78)

PROPOSAL: *Window and door replacement, roof and general refurbishment works.*

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

RESOLVED: That planning permission be granted.

1.9 1 – 15 BOURNEMOUTH ROAD & 143 – 147 RYE LANE SE15 (See pages 79 – 88)

PROPOSAL: *Demolition of existing buildings at 1 - 15 (odd) Bournemouth Road and erection of an 8 storey building for residential use to provide 55 dwellings [comprising 13 one-bedroom, 39 two-bedroom and 3 three-bedroom flats] together with refurbishment and alterations to 143 - 147 Rye Lane to provide 7 dwellings [comprising 1 one-bedroom, 4 two-bedroom and 2 two-bedroom flats] on the upper floors together with formation of a roof terrace and continued retail use of the ground floor.*

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

Representations were heard from the objectors.

RESOLVED: That planning permission be refused on the following grounds:

1. That the proposed development does not comply by reason of its location within part of a wider site identified for transportation including tram route, depot and ancillary facilities and car parking impede the delivery of the Cross River Tram terminal and access route.
2. That consequent reduction in the site area available for a tram depot would therefore jeopardise the delivery of the Cross River Tram project and the detriment of public transport services improvements in London and the regeneration of Peckham and the provisions of Planning Policy Guidance Note 24.
3. That the proposed development is contrary to Southwark's revised deposit Unitary Development Plan Policies 9.3.3 'Peckham' and 5.4 'Public Transport Improvements' and Policies 3C.13 'Enhanced bus Priority, tram and bus transit schemes' of the London Plan: Spatial Development Strategy for Greater London.
4. That the introduction of a noise sensitive use, in this case residential flats, adjacent to the planned tram depot would leave the residents of the proposed dwellings exposed to unreasonable levels of night-time noise, significantly affecting their residential amenity. This is contrary to Southwark's Unitary Development Plan Policy E.3.1 'Protection of Amenity', the Revised Deposit Unitary Development Plan [March 2004] 3.2 'Protection of Amenity' and the provisions of Planning Policy Guidance Note 24.

1.10 MULBERRY BUSINESS CENTRE, QUEBEC WAY SE16 (See pages 94 – 108)

This item was not circulated to Members within five clear working days in advance of the meeting nor was it available for public inspection during this time. The Chair agreed to accept the item as an late and urgent because of the need to receive legal advice, prior to committee and as it was also subject to a Public Inquiry commencing mid February 2005. In addition the Council would have determined application 04-AP-0337 had an appeal had not been made against the deemed refusal of granting permission as the application was not being determined within the statutory period.

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

Representations were heard from the objectors and a Ward Councillor.

RESOLVED: That committee agreed that the application would have been refused on the following grounds:

1. That the proposed mixed use development incorporates a significant number of residential units, and certain factors compound, namely the site's proximity to unneighbourly users, its size constraints and the consequent layout and design, which would give rise to future amenity problems associated with noise and disturbance that would be difficult to properly address, and the applicant has failed to demonstrate that adequate noise attenuation measures are capable of being satisfactorily incorporated into the scheme. Borne out by the application site's business use designation in the emerging Development Plan, the proposal is thereby contrary to Policy E.3.1 of the Adopted Unitary Development Plan 1995, Policies 3.2, 3.11 and 3.13 of the Draft Southwark Plan (replacement Unitary Development Plan) March 2004, contemporary supplementary planning guidance for the Canada Water Area, and the provisions of Planning Policy Guidance Note 24.
2. That the proposed development would be to a density level over and above that acceptable within the urban zone, as designated in the emerging Development Plan, and does not represent an exemplary standard of design as is required by the said Plan to mitigate against such, relating poorly to the character of the surrounding area and having an oppressive effect on adjoining occupiers in Woolfe Crescent and Alfred Salter Primary School. As such, the proposal is contrary to Policies 3.10 and 4.1 of the Draft Southwark Plan (replacement Unitary Development Plan) March 2004.
3. That the proposed development, due to the predominance of one-bed residential units, fails to provide sufficient family-size accommodation and does not, thereby satisfy the recognised housing needs of the Borough. As such, the proposal is contrary to Policy H.1.5 of the adopted Unitary Development Plan 1995 and Policy 4.3 of the Draft Southwark Plan (Replacement Unitary Development Plan) March 2004.

2. PLANNING ENFORCEMENT IN SOUTHWARK (See pages 89 – 93)

Officers introduced the report and Members noted the comments.

The meeting ended at 10.00 p.m.

CHAIR

DATE