



## **PLANNING COMMITTEE**

MINUTES of the OPEN section meeting of the PLANNING COMMITTEE held on TUESDAY, 6<sup>TH</sup> JULY 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 received.

### **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 received.

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

Councillor Mick Barnard declared a personal and non-prejudicial interest in respect of item 1, 159-161 Peckham Rye SE15 as a Ward Member.

### **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 21<sup>st</sup> April 2004, 5<sup>th</sup> May 2004 and 7<sup>th</sup> June 2004 be approved as correct records of the proceedings and signed by the Chair.

### 1A. ADDENDUM – DEVELOPMENT CONTROL (See pages 142 – 146)

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. DEVELOPMENT CONTROL (See pages 1 – 141)

- 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.

### 1.1 159 – 161 PECKHAM RYE, SE15 (See pages 7 – 22 & addendum page 142 -143)

**PROPOSAL:** *Demolition of existing buildings and erection of a six storey block on the corner of Peckham Rye and Solomon's Passage comprising 33 residential units, (block A); a part four and part five storey block fronting Solomon's Passage comprising of 20 residential units, (Block B) and a part four and part five storey block adjoining the commercial unit on Solomon's Passage comprising 18 affordable residential units, (Block C); together with basement parking for 52 cars and associated landscaping.*

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

Representations were heard from the objectors and the applicant's agent. A supporter for the application from Solomons Passage was unable to attend the meeting but provided the Committee with a written letter stating that he was in support of the scheme.

**RESOLVED:** That planning permission be granted subject to a Section 106 legal agreement to secure an affordable housing contribution and a financial contribution towards environmental improvements at Peckham Rye Park and Solomon's Passage.

**1.2 LAND ADJACENT TO 6 DOG KENNEL HILL, SE22** (See pages 23 – 33 & addendum page 143)

**PROPOSAL:** *Construction of a 6-storey block comprising 19 self contained flats and lower ground car parking.*

The Committee considered together both items 2 and 3, Land Adjacent to 6 Dog Kennel Hill, SE22.

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

Representations were heard from the applicant and a Ward Councillor.

**RESOLVED:** That the Development and Building Control Manager be authorised to grant planning permission subject to a legal agreement to secure an in-lieu payment of £319,204 for off site provision for affordable housing.

**1.3 LAND ADJOINING 6 DOG KENNEL HILL, SE22** (See pages 34 – 45 & addendum page 143)

**PROPOSAL:** *Redevelopment of site with a building of up to 7 storeys comprising 23 self contained residential units with associated car parking on lower ground floor.*

The Committee noted the officer's presentation as above. Members then asked questions of officers.

Representations were heard from the applicant and a Ward Councillor.

**RESOLVED:** That planning permission be refused on the grounds that the proposed development contravened Policy 3.25 [Metropolitan Open Land] and density policies of the Southwark Plan [Revised UDP] March 2004 .

At 9.05 p.m. it was moved, seconded and

**RESOLVED:** That the meeting stand adjourned for five minutes.

At 9.10 p.m. the meeting reconvened.

**1.4 SITES E, F, H, S & U BERMONDSEY SPA REGENERATION AREA – LAND BOUNDED BY JAMAICA ROAD, OLD JAMAICA ROAD, THURLAND ROAD, SPA ROAD, & ABBEY STREET, & ADJACENT TO LUPIN POINT, SE16** (See pages 46 – 74 & addendum page 144)

**PROPOSAL:** *Outline application for demolition of Carton, Giles & Darnay Houses & the redevelopment of all 5 sites to create a mixed-use development comprising a mix of 605 residential units, a Class A1 retail foodstore, Class D1 health centre & commercial unit for alternative Class A1/A2/ B1 or D2 use, in new buildings between 3 & 10 storeys high; total of 217 new off-street car parking spaces (182 for residents & 35 for non-residential accommodation) together with all associated landscaping, infrastructure & ancillary development works.*

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:**
1. That conditional permission be granted, subject to final Direction from the Mayor of London, a resolution from the Executive as to the use of part of the funds from the sale of the sites for environmental improvements in the area, a legal agreement to secure the affordable housing, works to the highway, a car sharing scheme for future residential occupiers, new entrance facilities to Casby House and Lupin Point, a skills audit and investigation of potential local employment and training initiatives, and financial contributions towards children's play equipment, improvements to Bowley House, local tree planting, review and amendments to the Controlled Parking Zone and the realignment of Marine Street.
  2. That the works to the local highway and adoption of roads under Sections 38 and 278 of the Highway Act 1980 tree planting and landscaping on the public highway under Section 143, and exchange of land for construction on Marine Street under Section 256 be agreed.

**1.5 VACANT LAND, ST JAMES'S ROAD SE16 (BERMONDSEY SPA SITE J) INCLUDING 30 ST JAMES'S ROAD, SE16** (See pages 75 – 92 & addendum pages 144 - 145)

**PROPOSAL:** *Development of site, including existing nursery building, to provide two buildings (each part-4/part 6 storeys) fronting St James Road, for replacement nursery and 49 flats (with ancillary office accommodation) With basement plant and storage space, and new landscaped pedestrian link from St James's Road to churchyard.*

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 conditional planning permission be granted subject to a legal agreement to secure the affordable housing, replacement tree planting in the churchyard and/or immediate locality and amendment of the traffic order, and subject to a resolution from the Executive as to the use of part of the funds from the sale of the sites for environmental improvements in the area.

**1.6 PECKHAM RYE PARK, STRAKERS ROAD SE22** (See pages 93 – 97 & addendum page 146)

**PROPOSAL:** *Removal of existing bowling green buildings and erection of a new single storey bowling pavilion and associated works.*

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

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

**2. TATE MODERN, 53 BANKSIDE** (See pages 98 – 115)

The Interim Development & Building Control Manager introduced the report and briefed members on the planning issues surrounding the making of an Article 4 Direction withdrawing permitted development rights concerning the 2-metre wall along the western boundary of the Tate Modern. At a previous meeting when this item was considered there was no evidence that the impact of the wall would be damaging as it mentions in 4.3 of the officer's report.

Members then asked questions of officers.

**RESOLVED:** That it be agreed that an Article 4 Direction should be made to require planning permission for a wall 5m either side of the shared boundary between the western forecourt of the Tate Modern and 44 Holland Street.

**3. FORMER MARY DATCHELOR SCHOOL PLANNING BRIEF**

It was noted that this item was withdrawn from the agenda.

The meeting ended at 10.35 p.m.

**CHAIR**  
**DATE**