



WALWORTH COMMUNITY COUNCIL - Planning -

MINUTES of the Walworth Community Council held on Wednesday 9 February 2011
at 7.00 pm at InSpire at St Peter's, Liverpool Grove, London, SE17 2HH

PRESENT:	Councillor Martin Seaton (Chair) Councillor Neil Coyle (Vice-Chair) Councillor Catherine Bowman Councillor Patrick Diamond Councillor Dan Garfield Councillor Lorraine Lauder MBE Councillor Darren Merrill Councillor Helen Morrissey
OFFICER SUPPORT:	Gary Rice, Head of Development Management Rob Bristow, Group Manager West Team Suzan Yildiz, Senior Planning Lawyer Alexa Coates, Principal Constitutional Officer

1. INTRODUCTION AND WELCOME

The Chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

Apologies were received from Cllr Mohamed.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members declared interests regarding the following agenda items

Agenda Item 6.2 292 Walworth Road, London, SE17 2TE.

Councillor Catherine Bowman, Personal, as Cllr Bowman had spoken against the application when it was originally considered by the community council and so did not take

part in the determination of the item.

Councillor Patrick Diamond, Personal, as Cllr Diamond had spoken against the application when it was originally considered by the community council and so did not take part in the determination of the item.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair accepted the late and urgent report for item 6.2 292 Walworth Road, London SE17 2TE for the reasons set out in the report.

5. MINUTES

Resolved

That the minutes of the meeting held on 17 November be agreed as a correct record and signed by the chair subject to the amendment to the resolution on item 6.2 that the further consultation and research be carried out no later than January 2011.

6. DEVELOPMENT CONTROL ITEMS

6.1 DRAPER HOUSE, ELEPHANT AND CASTLE, LONDON, SE1 6SX

The planning officer presented the application drawing members' attention to the addendum report which had been circulated.

Members asked questions of the planning officer.

The applicant spoke for the application.

Members asked questions of the applicant.

Members discussed the application

Resolved:

That the application is approved subject to the conditions set out in the report and addendum report.

6.2 292 WALWORTH ROAD, LONDON, SE17 2TE

The planning officer presented the report.

Members asked questions of the planning and legal officers.

Members discussed the report.

Resolved:

That the appeal against non-determination is contested by the Council on the following grounds:

1. The proposal, due to the proximity of the building at ground floor to the neighbouring former police station, will create an undue sense of enclosure which will be overbearing and create an adverse impact on outlook to the residential properties in this neighbouring building, harmful to their residential amenities and quality of life, thereby contrary to Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan (2007)
2. Given the position of this site on an historic route, the fact that it has remained undeveloped, and its immediate proximity to the Walworth Village Archaeological Priority Zone, and the high potential for this development to impact on any archaeological remains; the lack of an archaeological evaluation prior to submission of the application prevents adequate consideration of this matter. In the absence of which the Council cannot conclude that the proposal will not give rise to harm to archaeological remains and heritage assets, contrary to Policy 3.19 'Archaeology' of the Southwark Plan (2007) and PPS5 'Planning for the Historic Environment' 2010.

Meeting ended at 10.10 pm

CHAIR:

DATED: