



## PLANNING COMMITTEE

MINUTES of the meeting of the PLANNING COMMITTEE held on Tuesday 16 January 2007 at 7:00PM at the Town Hall, Peckham Road, London SE5 8UB

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**PRESENT:** Councillor James Gurling (Chair)  
Councillors Helen-Jardine-Brown, Gordon Nardell and Althea Smith

### 1. APOLOGIES FOR ABSENCE

Apologies for lateness were received from Councillor Helen Jardine-Brown.

### 2. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as the voting members.

### 3. NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMS URGENT

The chair agreed, in view of the number of members of the public present for Item 6.5 Cherry Garden Pier, he would change the order of business so that item might be considered before Item 6.4.

There were none.

### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Gordon Nardell stated he had taken part in community council discussions on the proposed Nunhead conservation area (Item 7), part of which was within his ward, but had subsequently withdrawn from further discussion. He stated he had not formed a view on the proposal and, therefore, did not have an interest to declare.

### RECORDING OF MEMBER'S VOTES

Committee procedure rule 1.9 (4) 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 relative 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.

**5. MINUTES**

**RESOLVED:** That the minutes of the meetings of December 5 and 20 be agreed and the chair be authorized to sign them as a correct record.

**6. DEVELOPMENT CONTROL (see pages 1-57)**

**RESOLVED:**

1. That the committee considers the determination of planning applications, formal observations and comments thereon, the instigation of enforcement action, and receipt of reports on the agenda.
2. That decisions made on planning applications be subject to conditions made and/or for the reasons set out in the attached reports and draft decision notices, 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.

**5A. ADDENDUM – DEVELOPMENT CONTROL ITEMS (see addendum report pages 1-5)**

An addendum report, tabled at the meeting, had not been circulated five clear days in advance of the meeting. The chair decided to consider the report as an urgent item to enable members to be informed of late observations, consultation responses, additional information, and amendments, as the law required expeditious consideration of planning applications. In addition, to delay consideration of items on the agenda could have adverse effects for the parties involved and for others.

**6.1 DRAPER HOUSE, ELEPHANT AND CASTLE, LONDON (Planning application reference number 06-CO-0074) (see pages 8-14 and addendum report page 1)**

**PROPOSAL:** *The installation of a 3.1m high telecommunications aerial on roof plant structure on top of the building.*

The committee heard an officer presentation on the proposal and asked the officer questions.

Members were advised that a letter from the applicant's agent had been received stating that the application complied with ICNIRP guidelines and, if this was accepted, there was no requirement for the inclusion of an additional condition as recommended in the addendum report.

Members then heard a presentation by the applicant and the applicant's agent and asked both the applicant and the agent a number of questions.

**RESOLVED:** That the application be approved.

**6.2 ELMINGTON ESTATE, LAND OFF EDMUND STREET ON SITE OF FORMER DOBSON HOUSE SE5 (Planning application reference number 06-CO-0093)** (see pages 16-23)

**PROPOSAL:** *Revision of Phase 2B of the Elmington Neighbourhood redevelopment comprising of 2, 3 and 4 storey buildings totaling 29 new homes with 31 car parking spaces, landscaping, hard surfacing and associated works.*

The report was withdrawn.

**6.3 70 CAMBERWELL CHURCH STREET, LONDON, SE5 8QZ (Planning application reference number 06-AP-1471)** (see pages 24-33 and addendum report pages 1-3)

**PROPOSAL:** *Change of use of ground floor retail shop (A1) to a mixed use comprising a ground floor café (A3) with associated use of rear garden, and use of basement as a retail shop with ancillary gallery.*

The committee heard an officer presentation on the application and asked officers questions.

The committee then heard representations from objectors to the application and a presentation by the applicant and their representatives. Members asked both the objectors and the applicant and their representatives a number of questions.

In the course of the discussion, it was proposed that the application be approved on a 12-month temporary basis to allow assessment of the effect of the proposed use on the amenity of the surrounding area.

**RESOLVED:** That the application be granted a temporary 12-month approval subject to the following amended conditions:

1. That the words "ancillary to the café use" in condition 3 be deleted;
2. That Condition 5 be amended to read "The use of the premises hereby permitted as a café (A3) and retail shop (A1) shall not be carried on outside of the hours of 7am to 9pm on Sunday to Thursday, and 7am to 10pm on Fridays and Saturdays."
3. That Condition 6 be reworded to read "No noise from any mechanical, amplified music or sound above normal ambient levels shall be audible at the boundary of the premises."
4. That Condition 7 be suitably reworded to state when loading and unloading not be permitted;
5. That conditions 8 and 9 be deleted; and,
6. That use of the rear garden area by patrons and/or customers of the café and/or gallery be prohibited.

**6.4 HONOR OAK RESERVOIR, CHELTENHAM ROAD, LONDON SE15 3AQ**  
(Planning application reference number 06-AP-1497) (see pages 34-43 and addendum report page 3)

**PROPOSAL:** *Proposed switchgear and control building, two compressor houses, a new gate and alterations to an existing boundary wall. This application would be a departure from the Southwark Development Plan [Policy 3.25 Metropolitan Open Land] Modifications Version 2006.*

The committee heard an officer presentation on the application in which it was noted the report's recommendation should be amended to read:

'Grant planning permission, subject to conditions, subject to reference to Government Office for London as the application is a departure to the development plan as it is located on Metropolitan Open Land.'

Members then asked officers a number of questions.

The committee then heard representations from an objector to the application and a presentation by the applicant's agent. Members asked both the objector and the applicant's agent a number of questions.

- RESOLVED:**
1. That the application be approved; and,
  2. That the applicant be requested to submit a traffic management plan in respect of works lorries.

**6.5 CHERRY GARDEN PIER, BERMONDSEY WALL EAST, LONDON, SE16 4TU**  
(Planning application reference number 06-AP-1514) (see pages 44-57 and addendum report pages 3-4)

**PROPOSAL:** *Replacement of existing pier pontoon and offices and installation of two associated piles supporting the brow.*

The committee heard an officer presentation on the proposal and asked officers questions.

The committee then heard a presentation on behalf of objectors to the application. The applicant's agent and the applicant were available to answer member's questions. Members asked both the objector's representative and the applicant and her agent a number of questions.

- RESOLVED:**
1. That the application be approved subject to the following conditions:
    - Condition 4 be amended to 60db between 06:00 and 20:00hrs Monday to Saturday and 50 db at any other time.
    - Condition 8 be redrafted for purposes of clarification; and,
    - A condition be included requiring the removal of the portacabins from the site.

2. That the applicant be requested;

- to provide parking information on their promotional and other material; and,
- to consider disposing of a proportion of its trade waste by river transport.

**7. NUNHEAD GREEN CONSERVATION AREA** (see pages 58-92 and addendum report page 5)

**PROPOSAL:** *Proposed conservation area designation and appraisal for Nunhead Green.*

Members heard an officer presentation on the report and asked officers a number of questions.

The committee then heard two representations from members of the public invited two members of the public in support of the proposal.

**RESOLVED:** That the proposed conservation area designation and appraisal for Nunhead Green be approved.

**8. 2005/06 Local Development Framework Annual Monitoring Report** (see supplemental agenda pages 1-167)

Members heard an officer presentation on the report and asked officers a number of questions.

The Chair, on behalf of the committee, thanked officers for the work undertaken in preparing the monitoring report.

**RESOLVED:** That the report be noted.

The meeting closed at 11:10 pm.

**CHAIR:**

**DATE:**