



COMMUNITY COUNCILS
A voice for your community



PECKHAM COMMUNITY COUNCIL

PLANNING COMMITTEE

MINUTES of Peckham Community Council Planning Meeting held on Wednesday July 30 2008
at the Mind Pod, 5th Floor, Peckham Library, 122 Peckham High Street, Peckham SE15

The meeting opened at 19:10 pm

PRESENT: Councillors: Tayo Situ (Chair), Richard Livingstone

Officers: - Planning Officer: Sonia Watson
- Legal Officer: Emyr Thomas
- Community Council Involvement Coordinator: Pauline Bonner

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mary Foulkes, Ola Oyewunmi, Andrew Pakes, Barrie Hargrove

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 AS URGENT

None

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

None

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. In every case the planning officer introduced the item to Members.

5. **MINUTES of 12th June 2008**

Were approved as an accurate and true record and was signed by the Chair.

6. **DEVELOPMENT CONTROL PLANNING APPLICATION FOR DECISION**

Item1/1: 1 PECKHAM HILL STREET, PECKHAM SE15 6BN
(08-AP-0941)

Proposal: Partial retention of facade and demolition of existing dwelling and workshop behind and construction of a two storey building comprising 2x2 bed and 2x1 bed residential units.

The application was presented by officers, members were advised that this was one of a number of applications received for this site and there had also been an appeal decision. Officers advised that in their opinion this application had overcome the previous reasons for refusal.

The objectors raised concern about the loss of privacy to the house on Freda Corbett Close, officers suggested that whilst it was indicated that the first floor window on the rear elevation was obscure glazed, this could be added as a condition to any permission. The adjoining neighbour at 3 Peckham Hill Street, raised concern about loss of light to their kitchen at the rear. The applicant advised that there should be no loss of light to their property.

The applicant made a short presentation of the scheme explaining the design, (which had been raised as a concern by members) would be sympathetic to the original terrace. The objector queried the proposed materials to be used for the cornicing detail.

Officers advised that the materials could be a condition required to be discharged before the commencement of works on site.

Parking was raised as a concern by residents, however officers advised that parking was never given as a reason for refusal in any of the previous schemes or in the inspectors decision all of which were had more accommodation than the scheme currently under consideration.

RESOLVED: The committee resolved that permission be granted in the case of planning application 08-AP-0941 subject to an additional condition on the window facing the boundary with Freda Corbett Close and condition 2 be amended in order that the materials are submitted for approval.

Condition 2 to read as follows:

Details of the facing and roofing materials (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the external elevations in the interest of the appearance of the building in accordance with Policy 3.12 'Quality in Design' of the Southwark Unitary Development Plan 2007.

New Condition 3 to read as follows:

The window on the first floor rear elevation of the building shall be obscure glazed as detailed in drawing no 006-015 rev A, and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on Freda Corbett Close from undue overlooking in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan 2007.

Item1/2: CENTRAL VENTURE PARK, KELLY AVENUE, LONDON SE15
(08-CO-0018)

Proposal: Minor alterations to park providing two extra gates to enable toddler's playground to be used out of hours when main playground and building is closed.

Officers explained that the application was referred to members again as letters to the objector and the applicant were not sent out advising of the meetings in June or July 2008.

No objectors attended the meeting and the applicant present.

RESOLVED: The committee resolved that in the case of planning application 08-CO-0018 that planning permission is granted.

Item1/3: 166 SUMNER ROAD, PECKHAM SE15 6JL
(08-AP-1225)

Proposal: Discharge of reserved matters as set out in condition 1 namely 'siting, design, external appearance, means of access and landscaping', on permission 04-AP-1477 for demolition of existing Art College annexe building and redevelopment of the site for residential purposes, granted at appeal. In association with this, discharge of condition 6 'Affordable Housing' and condition 8 'Car Parking, Cycle Parking, Refuse and Means of Enclosure'.

The objectors raised concerns about the impact from a new 4 storey building and the pressure on the area with new residential properties within a built up area. Specific concerns were around the loss of light and outlook from adjoining properties.

RESOLVED: This application was deferred from the Peckham Community Council meeting on 30/7 for further comments from the Council's transport officer in respect to their concern raised regarding the level of parking provided within the scheme.

The meeting closed at 20:25pm

CHAIR:

DATE: