



## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 31 January 2012 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Althea Smith  
Councillor Kevin Ahern  
Councillor Robin Crookshank Hilton  
Councillor Darren Merrill  
Councillor Nick Stanton  
Councillor Eliza Mann (reserve)

**OTHERS:** Gary Rice, Head of Development Management  
Alison Brittain, Development Management  
Michael Tsoukaris, Development Management  
Tim Cutts, Development Management  
Zayd Al-Jawad, Section 106 Manager  
Graham Sutton, Economic Development Manager  
Nagla Stevens, Legal Services  
Virginia Wynn-Jones, Constitutional Team

### 1. APOLOGIES

There were apologies for absence from Councillor Jeff Hook. Councillor Eliza Mann attended as a reserve.

### 2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

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

The chair informed the committee of the following additional papers circulated at the start of the meeting:

- Addendum report relating to item 6 – development management items

- The member information pack of additional photographs and maps also relating to item 6.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

##### **10. Draft Elephant and Castle Supplementary Planning Document/Opportunity Area Planning Framework**

Councillor Darren Merrill, personal and non prejudicial, as a ward member in the area the supplementary planning document covers.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the open section of the meeting held on 20 December 2011 be agreed as a correct record and signed by the chair.

#### **6. DEVELOPMENT MANAGEMENT**

##### **6. SYMINGTON HOUSE, LAWSON ESTATE DEVERELL STREET, LONDON SE1 4AA**

##### **Planning application reference number 11-AP-3953**

Report: See pages 14-28 of the agenda.

##### **PROPOSAL:**

*Proposed landscaping scheme incorporating a play area, planting, hardstanding, a refuse enclosure, a dog walking area, alterations to the main entrance to Symington House and associated works.*

The committee heard an officer's introduction to the report.

The applicant's agent made representations to the committee and answered members' questions.

Supporters of the application made representations to the committee.

Councillors Claire Hickson and Poddy Clark made representations as ward councillors to the committee.

The chair praised the consultation and local involvement.

##### **RESOLVED:**

That planning permission be granted subject to conditions.

**6. THE PAVILION, PYNTERS CLOSE SPORTS GROUND, DULWICH COMMON, LONDON SE21 7HA**

**Planning application reference number 11-AP-2998**

Report: See pages 29-39 of the agenda and page 1 of the addendum report.

**PROPOSAL:**

*Construction of an electricity substation to serve the pavilion.*

The committee heard an officer's introduction to the report and members asked questions of the officer.

**DECISION:**

That planning permission be granted.

**7. THE RELEASE OF SECTION 106 MONIES TO DELIVER THE SHARD SOUTHWARK VOCATIONAL PROGRAMME (SSVP) FROM S106 AGREEMENT FOR LONDON BRIDGE HOUSE, 25 LONDON BRIDGE STREET, THREE CASTLE HOUSE AND LAND ADJ. LONDON BRIDGE STREET, RAILWAY APPROACH AND JOINERS STREET, SE1 ('THE PLACE'), AGT. NO. S106/ 117876, 06/AP/0077 TO THE VALUE OF £1,015,000.**

The committee heard an officer's introduction to the report and members asked questions of the officer.

**RESOLVED:**

1. To authorise the release of funds totalling £1,015,000 from the S106 agreement for London Bridge House, 25 London Bridge Street, Three Castle House and Land adj. London Bridge Street, Railway Approach and Joiners Street, SE1 ('The Place'), Agt. No. S106/ 117876, 06/AP/0077, a/n 190A) for regeneration projects associated with the delivery of the SSVP.
2. To note that £1,015,000 is based upon £315,000 and £100,000 that have been received and a further £600,000 which is due upon occupation of the development. This report only commits the council to £315,000 and £100,000 until such a point that the £600,000 is received and then the commitment is extended to include the £600,000.
3. To receive a report back on the £600,000 spend when it is received.

**8. SOUTHWARK DESIGN REVIEW PANEL RE-ADVERTISING**

The committee heard an officer's introduction to the report and members asked questions

of the officer.

The committee also noted their thanks to the current design review panel.

The committee suggested that the panel be advertised more widely; and that consideration be given to members of the public with an active interest in the built environment to sit on the panel.

Officers undertook to inform committee members of the dates of the design review panel meetings.

**RESOLVED:**

1. To note that the council will shortly advertise for members for the 2012/14 Southwark design review panel to replace the panel that was in place since June 2010.
2. To request that the details of shortlisted candidates for the 2012/14 Design Review Panel (DRP) be presented to the planning committee for information prior to appointment of members to the design review panel.

**9. DRAFT ELEPHANT AND CASTLE SUPPLEMENTARY PLANNING DOCUMENT / OPPORTUNITY AREA PLANNING FRAMEWORK**

The committee heard an officer's introduction to the report and members asked questions of the officer.

It was questioned why the strategic transport s106 tariff for office space was so low and whether this would result in an increase in the amount of office space coming forward.

Officers undertook to provide a summary of the key differences between the current draft SPD and the existing adopted documents for Elephant and Castle (the 2004 Elephant and Castle SPG, the 2008 Walworth Road SPD and the 2008 Enterprise Quarter SPD) to the committee.

**RESOLVED:**

1. That the planning committee provide comments on the draft Elephant and Castle Supplementary Planning Document/Opportunity Area Planning Framework (Appendix A)

The comments provided were that the SPD should:

- Provide greater recognition of the Latin American community
- Provide more guidance on how the need for faith premises will be met over the plan period
- Recognise the desirability of establishing a new town hall for Southwark at Elephant and Castle. S106 legal agreements may provide a mechanism for securing a town hall. LB Brent provides an example of how this may be

achieved

- Take into account the needs of the Bangladeshi community on the Rockingham Estate
- Be sensitive to the integration of Walworth Road into plans for the Heygate Estate and the shopping centre. The SPD should help ensure that the viability of shops on Walworth Road is reinforced by regeneration and is not harmed.

The meeting closed at 9.15pm.

**CHAIR:**

**DATED:**