



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 9 October 2012 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Kevin Ahern
Councillor Mark Williams
Councillor Robin Crookshank Hilton
Councillor Adele Morris

OFFICERS: Gary Rice, Head of Development Management
Yvonne Lewis, Development Management
Michael Tsoukaris, Planning Design
Tim Gould, Transport Planning
Zayd Al Jawad, Section 106 Manager
Suzan Yildiz, Legal Services
Kenny Uzodike, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillors Chris Brown and Mark Gettleson.

Councillor Mark Williams (Reserve) attended on behalf of Councillor Chris Brown.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as voting members.

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

The chair informed the committee of the following:

- 1) That item 6.3 had been deferred.
- 2) A variation in the order of business; items 7 and 8 would be considered before item 6.

3) The following additional documents relating to item 6 - development management circulated prior to the meeting:

- The member information pack containing additional photographs and maps
- The addendum report.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Relating to items 6.1 and 6.2, the following disclosures were made:

1. Councillor Robin Crookshank Hilton disclosed a personal interest. She informed the committee that she was on the former planning committee that decided the former application and had made two representations which was neither positive nor negative but since the current application had been altered, she was prepared to approach consideration for this application with a fresh mind.
2. Councillor Mark Williams disclosed a personal interest. He informed the committee that he was employed by the Greater London Authority.
3. Councillor Adele Williams disclosed a personal interest. She as informed the committee that as ward councillor, she had made representations to the former planning committee during the consideration of the former application.

5. MINUTES

RESOLVED:

That the minutes of the open section of the meeting held on 4 September 2012 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

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 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.

6.1 1-16 BLACKFRIARS ROAD, LONDON SE1

Planning application reference number 12-AP-1784

Report: See pages 12-89 of the agenda and addendum report pages 1-4.

PROPOSAL:

Application made under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for the erection of three buildings (a 50 storey tower plus basement levels to a maximum height 170m Above Ordnance Datum (AOD), a 6 storey building - 'The Rennie Street Building', and a 4 storey building - 'The Podium Building') which together provide a mixed use development totalling 74,905sqm gross external area comprising: 11,267sqm of Class C1 use (hotel); 52,196sqm of Class C3 use (274 flats); 1,316sqm of retail uses (Class A1 to A5); and 9,648sqm of basement, ancillary plant, servicing and car parking with associated public open space and landscaping.

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

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

Members heard a representation from a supporter of the application and asked questions.

Members debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That in reference to application number 12-AP-1784, planning permission be granted subject to the following conditions:

1. The applicant entering into an appropriate legal agreement by no later than 14 December 2012 and subject to referral to the Mayor of London.
2. That confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011.
3. The head of development management place a statement on the statutory register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the planning committee's decision was based shall be set

out as in this report.

4. In the event that the requirements of (1) are not met by 14 December 2012, the head of development management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 218 of the report.
5. The conditions as stated in the committee report, draft decision notice and as amended in the addendum report.
6. The additional condition as stated in the addendum report.

6.2 1-16 BLACKFRIARS ROAD, LONDON SE1

Planning application reference number 12-AP-2608

Report: See pages 90-98 of the agenda and addendum report page 4.

PROPOSAL:

Erection of a three storey building for use as a marketing suite in connection with the redevelopment of the main site (under reference 12-AP-1784) for a temporary period of 5 years, together with associated car parking and landscaping.

Members were advised, due to a late objection from Transport for London (TfL), to delegate the application to the head of development management for consideration and decision.

The motion to delegate the application for officers for decision was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That the application be delegated to the head of development management for decision.

6.3 1-27 AND 28-59 WOLVERTON, SEDAN WAY, (SITE 7 AYLESBURY ESTATE REGENERATION) LONDON SE17 2AA

Planning application reference number 12-AP-2608

Report: See pages 99-140 of the agenda and addendum report page 4.

PROPOSAL:

Demolition of existing buildings and redevelopment of the site to provide 147 residential units including flats, maisonettes and houses (30 x 1 bed, 71 x 2 bed, 13 x 3 bed, 28 x 4 bed, 5 x 5 bed) of which 58% would be affordable housing. The proposed residential blocks range between 3 and 10 storeys in height (10 Storeys at Thurlow Street) with a basement car park together with new vehicle access, plant, landscaping, cycle storage

and refuse/recycling facilities.

Members were informed that this application had been deferred.

7. APPROVAL OF £197,823 OF S106 EDUCATION CONTRIBUTIONS TOWARDS EXPANDING SCHOOL CAPACITY AT ST JAMES SCHOOL AND CRAMPTON PRIMARY SCHOOLS FROM DEVELOPMENTS AT 89 SPA ROAD (SITE D BERMONDSEY SPA) A/N 337 S106/120868 05/AP/2617 AND NEWINGTON INDUSTRIAL ESTATE, A/N 263, S106/111215 04/AP/0544.

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

RESOLVED:

That the planning committee approved the expenditure of £197,823 as follows:

- The sum of £147,823 from 89 Spa Road (Site D Bermondsey Spa) a/n 337 S106/120868 05/AP/2617 towards a new classroom at St. James School (Alma site) Primary School.
- The sum of £50,000 from Newington Industrial Estate, a/n 263, S106/111215 04/AP/0544 towards additional capacity at Crampton Primary School.

8. COMMUNITY INFRASTRUCTURE LEVY (CIL) PRELIMINARY DRAFT CHARGING SCHEDULE

Members heard an introduction to the officer's report and asked questions.

RESOLVED:

That the planning committee:

1. Agreed that the proposed rates strike the right balance between development overall in the borough and the need to provide infrastructure.
2. Approved the indicative list of infrastructure projects identified in the infrastructure plan.
3. Noted that with the introduction of community infrastructure levy (CIL), the role of section 106 agreements (s106) will be diminished and they will be needed to respond to the detailed local impacts of developments. It also noted that there will be an opportunity to comment on the revised s106 supplementary planning document (SPD) during the second round of the CIL consultation.
4. Noted that there will be a second round of consultation in early 2013 on a draft charging schedule. It also notes that the CIL will be examined by an independent planning inspector and that it is anticipated that the CIL will be adopted and brought into effect in late 2013, with funding generated from late 2013 onwards.
5. Noted that once set the Southwark CIL along with Mayoral CIL is fixed and it is non

negotiable. It also notes that affordable housing, design and densities will be the main areas for negotiation in the future.

6. Noted that Southwark's draft CIL has been approved for consultation by cabinet and been to community councils.
7. Noted that individual members may submit comments as part of wider consultation.
8. Noted that individual parties may submit comments as part of a wider consultation.
9. Noted that further work is anticipated in finalising the charging schedule, infrastructure plan, governance issues and considering anticipated government statutory guidance on the Localism Act 2011 relating to CIL and the council defining the "meaningful proportion" that should be allocated to infrastructure that will be of benefit to those affected by development.

The meeting closed at 8.55pm.

Chair:

Dated: