



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 1 July 2014 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Maisie Anderson
Councillor Sarah King
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

OFFICER SUPPORT: Daniel Davies, Planning Officer
Simon de Whalley, DVS Consultant
Jonathan Gorst, Legal Officer
Sarah Koniarski, Constitutional Officer
Victoria Lewis, Planning Officer
Yvonne Lewis, Planning Officer
Stephen Milner, DVS Consultant
Simon Phillips, Transport Policy Officer
Gary Rice, Head of Development Management
Michael Tsoukaris, Design and Conservation Officer

1. APOLOGIES

There were none.

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 gave notice of the following additional papers which related to item 6 on the agenda and which had been circulated prior to the meeting:

- Addendum report
- Member pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 29 April 2014 and 11 June 2014 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Report: see pages 1 to 5 of the supplemental agenda.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items 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 unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

ADDENDUM REPORT

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 the committee to be aware of late observations, consultation, responses, additional information and revisions.

6.1 OCTAVIA HOUSE, 235-241 UNION STREET, LONDON SE1 0LR

Planning application reference number 13/AP/3815

Report: see pages 6 to 65 of the supplemental agenda and sections 3.2 to 3.12 of the addendum report.

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

The committee heard a representation from a spokesperson on behalf of objectors to the

application and asked questions of the spokesperson.

The applicant and their agent made a representation to the committee and answered questions arising from their submission.

Councillor David Noakes addressed the committee in his capacity as a ward councillor for Cathedrals ward. The committee asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

A motion to refuse planning permission was moved, seconded and put to the vote. The motion was lost.

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

RESOLVED:

1. To accept the proposed amendment to condition 34 contained within the addendum report. The committee noted that the hours of use for the class D1 purpose also covered the ground floor cafe class A3 purpose.
2. In relation to planning application number 13/AP/3815, to grant permission, subject to satisfactory legal agreement, planning conditions as amended and referral to the Mayor of London (GLA).
3. In the event that the legal agreement is not entered into by 29 August 2014, that members authorise the Head of Development Management to refuse planning permission, if appropriate, for the reasons set out in paragraph 190 of the report.
4. To recommend that the service management plan addresses the impact of noise from servicing to ensure that it would not adversely affect upon the residential amenity. Suggested hours were 8.00 to 20.00 hours.

6.2 FORMER SURREY DOCKS STADIUM, SALTER ROAD, ROTHERHITHE, LONDON SE16

Planning application reference number 14/AP/0309

Report: see pages 66 to 130 of the supplemental agenda and sections 3.6 to 3.12 of the addendum report.

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

The applicant and their agent made a representation to the committee and answered questions arising from their submission.

The committee heard a representation from a supporter who lived within 100 metres of the development site.

Councillor David Hubber addressed the committee in his capacity as a ward councillor for Surrey Docks ward.

The committee debated the application and asked questions of the officers.

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

RESOLVED:

1. To accept the proposed deletion of condition 38, together with the amendments to the pre-commencement conditions as detailed in the addendum report.
2. In relation to planning application number 14/AP/0309, to grant permission, subject to conditions as amended and completion of a legal agreement.
3. In the event that the legal agreement is not entered into by 15 August 2014, then members authorise the Head of Development Management to refuse planning permission, if appropriate, for the reasons set out in paragraphs 155 and 156 of the report.

6.3 ST PAUL'S RECREATION GROUND, SALTER ROAD, LONDON SE16

Planning application reference number 14/AP/0310

Report: see pages 131 to 178 of the supplemental agenda and sections 3.13 to 3.17 of the addendum report.

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

The committee heard a representation from an objector to the application and asked questions of the objector.

The applicant and their agent made a representation to the committee and answered questions arising from their submission.

Councillor David Hubber addressed the committee in his capacity as a ward councillor for Surrey Docks ward.

The committee debated the application and asked questions of the officers.

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

RESOLVED:

1. To accept the proposed amendments to conditions 3, 4, 8 and 14 contained within the addendum report.
2. To impose a pre-commencement condition requiring details of the northern

boundary treatment including the mesh fencing to be submitted for approval. Officers agreed to consult the neighbouring property upon receipt of an application to discharge the condition.

3. In relation to planning application number 14/AP/0310, to grant permission, subject to conditions as amended.

6.4 1, 3-5. 7-19 VALENTINE PLACE AND 21, 27-31 WEBBER STREET, LONDON SE1 8QH

Planning application reference number 13/AP/3791

Report: see pages 179 to 234 of the supplemental agenda and sections 3.18 to 3.19 of the addendum report.

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

The committee heard a representation from a spokesperson on behalf of objectors to the application.

The applicant and their agent made a representation to the committee and answered questions arising from their submission.

Councillor David Noakes addressed the committee in his capacity as a ward councillor for Cathedrals ward.

The committee debated the application and asked questions of the officers.

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

RESOLVED:

1. In relation to planning application number 13/AP/3791, to grant permission, subject to conditions as amended and the applicant entering into an appropriate legal agreement by no later than 30 September 2014.
2. In the event that the requirements of paragraph 1 are not met by 30 September 2014, the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 171 of the report.
3. To recommend that the legal agreement include provision to require a review of the viability of the development should substantial construction work not be commenced within 18 months of the date of issue of the permission.

Meeting ended at 10.20 pm

CHAIR:

DATED: