

Planning Committee

Tuesday 1 July 2014

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

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

Reserves

Councillor James Barber
Councillor Stephanie Cryan
Councillor Catherine Dale
Councillor Tom Flynn
Councillor Jane Lyons
Councillor Martin Seaton

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Sarah Koniarski on 020 7525 5824 or email: sarah.koniarski@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 23 June 2014



Planning Committee

Tuesday 1 July 2014
7.00 pm
Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 8
	To approve as a correct record the minutes of the open section of the meetings held on 29 April 2014 and 11 June 2014.	
6.	DEVELOPMENT MANAGEMENT	
	6.1. OCTAVIA HOUSE, 235-241 UNION STREET, LONDON SE1 0LR	To follow

Item No.	Title	Page No.
6.2.	FORMER SURREY DOCKS STADIUM, SALTER ROAD, ROTHERHITHE, LONDON SE16	To follow
6.3.	ST PAUL'S RECREATION GROUND, SALTER ROAD, LONDON SE16	To follow
6.4. 1, 3-5.	7-19 VALENTINE PLACE AND 21, 27-31 WEBBER STREET, LONDON SE1 8QH	To follow

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

PART B - CLOSED BUSINESS

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 23 June 2014



PLANNING COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: The Head of Development Management
Planning Section, Chief Executive's Department
Tel: 0207 525 5437; or

Planning Committee Clerk, Constitutional Team
Corporate Strategy, Chief Executive's Department
Tel: 0207 525 7236



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 29 April 2014 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Darren Merrill
 Councillor Adele Morris
 Councillor Nick Stanton
 Councillor Kevin Ahern (reserve)
 Councillor Catherine Bowman (reserve)
 Councillor Chris Brown (reserve)

OFFICER SUPPORT: Gary Rice, head of development management
 Yvonne Lewis, planning officer
 Christian Loveday, transport planning officer
 Michael Tsoukaris, design and conservation officer
 Jonathan Gorst, legal officer
 Sarah Koniarski, constitutional officer

1. APOLOGIES

Apologies for absence were received from Councillors Mark Gettleson, Rebecca Lury and Mark Williams.

Councillors Kevin Ahern, Catherine Bowman and Chris Brown attended the meeting in their capacity as reserve members.

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 gave notice of the following additional papers which related to item 7 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 meeting held on 25 March 2014 be agreed as a correct record and signed by the chair.

6. **SOUTHWARK DESIGN REVIEW PANEL AND CONSERVATION AREAS ADVISORY GROUP ADVERTISING**

Report: see pages 14 to 24 of the agenda.

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

The committee requested the design and conservation officer to consider amending section three of the terms of reference (Appendix 1 to the report) to reflect that the advisory group's comments held some weight in respect of the determination of planning applications. The committee suggested that the planning process would be further improved if the advisory group was routinely invited to comment on developments at the pre-application stage.

RESOLVED:

1. To note that the council will shortly advertise for members for the 2014/16 Southwark Design Review Panel.
2. To note that the council will shortly advertise for members for the 2014/16 Southwark Conservation Areas Advisory Group.

7. **DEVELOPMENT MANAGEMENT**

Report: see pages 25 to 28 of the 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.

7.1 175-179 LONG LANE, LONDON SE1 4PN

Planning application reference number 13/AP/4586

Report: see pages 29 to 69 of the agenda and pages 1 to 2 of the addendum report.

PROPOSAL

Redevelopment of site to provide a new part five, part six, part seven and part eight storey building (max height 25.7m) comprising commercial floorspace (Class B1) at ground floor and 95 residential units (Use Class C3) above; associated car parking and cycle parking, landscaping, and podium garden at first floor level.

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

The committee heard a representation from two people who spoke on behalf of objectors to the application and asked questions of the objectors.

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

Councillor Tim McNally addressed the committee in his capacity as a ward councillor for Chaucer ward. The committee asked questions of the ward councillor.

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. That condition 17 be deleted from the planning permission.
2. That planning permission is granted subject to conditions (as amended) and the applicant entering into an appropriate legal agreement by no later than 27 May 2014.
3. That in the event that the requirements of paragraph 2 are not met by 27 May 2014, the Head of Development Management be authorised to refuse planning permission,

if appropriate, for the reasons set out under paragraph 139 of the report.

4. To recommend that the legal agreement include a requirement to demonstrate proactive marketing of the commercial units.

Meeting ended at 8.38 pm

CHAIR:

DATED:



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 11 June 2014 at 8.00 pm at Ground Floor Meeting Room - 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: Jonathan Gorst, legal officer
 Sarah Koniarski, constitutional officer

1. APOLOGIES

There were none.

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

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2014/15

Report: see pages 1 to 7 of the agenda.

RESOLVED:

1. To note the size and composition, together with the roles and functions of the planning committee as agreed by annual council assembly on 11 June 2014.
2. To note the role and functions of planning sub-committees as agreed by annual council assembly on 23 May 2012.
3. To establish two planning sub-committees of equal size with seven seats on each; five seats on each being allocated to the Labour party and two seats on each being allocated to the Liberal Democrats party.
4. To appoint Councillor Lorraine Lauder MBE chair of planning sub-committee A.
5. To appoint Councillor James Barber vice-chair of planning sub-committee A.
6. To appoint Councillor Cleo Soanes chair of planning sub-committee B.
7. To appoint Councillor Maria Linforth-Hall vice-chair of planning sub-committee B.

Meeting ended at 7.45 pm

CHAIR:

DATED:

OPEN

MUNICIPAL YEAR 2014/15

COMMITTEE: PLANNING COMMITTEE

NOTE: Original held in Constitutional Team; all amendments/queries to Sarah Koniarski, Constitutional Team,
Tel: 020 7525 5824.

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
Councillor Nick Dolezal	1	Claire Cook	6
Councillor Maisie Anderson	1		
Councillor Sarah King	1	Total	<u>6</u>
Councillor Hamish McCallum	1		
Councillor Darren Merrill	1	COMMUNITY SAFETY AND ENFORCEMENT TEAM	
Councillor Michael Mitchell	1	Sarah Newman	1
Councillor Jamille Mohammed	1		
Councillor Adele Morris	1	Total	<u>1</u>
Total	<u>8</u>	COMMUNICATIONS TEAM	
		Robin Campbell	1
RESERVES		Total	<u>1</u>
Councillor James Barber	1		
Councillor Stephanie Cryan	1		
Councillor Catherine Dale	1		
Councillor Tom Flynn	1		
Councillor Jane Lyons	1		
Councillor Martin Seaton	1		
Total	<u>6</u>		
LEGAL TEAM			
Jonathan Gorst	1		
Total	<u>1</u>		
CONSTITUTIONAL TEAM			
Sarah Koniarski	21		
Total	<u>21</u>		
		Total print run: 44	
		List Updated: 23 June 2014	