

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 2 September 2014 at 7.00 pm at Ground Floor Meeting Room G02A - 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: Rob Bristow, Planning Officer
Sadia Hussain, Legal Officer
Sarah Koniarski, Constitutional Officer
Fennel Mason, Planning Officer
Bridin O'Connor, Planning Officer
Rónán O'Connor, Planning Officer
Barbara-Ann Overwater, Planning 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 the voting members.

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

The chair gave notice of the following additional papers, relating to item 7 on the agenda, which had been circulated prior to the meeting:

- Addendum report
- Member pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Sarah King declared a non-pecuniary interest in agenda item 7.2 and withdrew from the committee during consideration of this item.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 15 July 2014 be agreed as a correct record and signed by the chair.

6. AUTHORISATION OF CONFIRMATION OF THE ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS I OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED) ON HENSHAW STREET SE17 IN EAST WALWORTH

Report: see pages 7 to 41 of the agenda.

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

RESOLVED:

1. That confirmation of the Article 4 Direction (Appendix A) to remove permitted development rights granted by Schedule 2, Part 3, Class I of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows a change of use from a dwellinghouse (use class C3) to a house in multiple occupation (use class C4) and vice versa on Henshaw Street SE17 (Appendix B) be authorised.
2. That the updated equalities analysis of the Article 4 Direction (Appendix C) be noted.
3. That the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995 be delegated to the Director of Planning.

7. DEVELOPMENT MANAGEMENT

Report: see pages 42 to 46 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.

7. 5-9 ROCKINGHAM STREET, LONDON SE1 6PD

Planning application reference number 13/AP/3450

Report: see pages 47 to 109 of the agenda and sections 3.1 to 3.5 of the addendum report.

PROPOSAL

Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m² restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage.

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

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

Councillor Vijay Luthra 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 the addendum report be noted.
2. That condition number 11 (construction management) be amended to include additional text to ensure that construction traffic does not conflict with cycle movements along Rockingham Street and in respect of the position of the hoardings and views through. When discharging the service management plan condition details should be submitted to show that servicing will happen at the northern end of the site on Tiverton Street away from the main cyclist route on Rockingham Street.
3. That condition number 27 be amended to specify that the hours of operation permitted for the restaurant use (A3) purpose shall not be carried on outside of the hours: Monday to Sunday 08:00 to 22:00.
4. That the servicing hours permitted in condition number 38 be amended to the following hours: Monday to Saturday 09:00 to 17:00 and 19:00 to 20:00. No servicing on Sundays / Bank Holidays.
5. In relation to planning application number 13/AP/3450, that full planning permission be granted subject to planning conditions (as amended) the applicant first entering into an appropriate legal agreement by no later than 16 October 2014 and referral to the Mayor of London (GLA).

6. In the event that a legal agreement is not entered into by 16 October 2014, the Head of Development Management be authorised to refuse planning permission for the reasons set out in paragraph 3.4 of the addendum report.

7. SITE OF THE FORMER LONDON PARK HOTEL, 80 NEWINGTON BUTTS, LONDON SE1 4QU

Planning application reference number 14/AP/2207

Report: see pages 110 to 147 of the agenda.

PROPOSAL

Variation of the approved drawings condition of planning permission 07-AP-0760 (as amended by 14-AP-1017) granted on 1 April 2008 [for: Erection of buildings comprising 1 building of up to 44 storeys (145.5 metres AOD) and a terrace of up to 7 storeys in height to provide 470 residential units (Class C3), theatre (Class D2) and cafe (Class A3 uses) and a pavilion building for retail/marketing suite purposes (Class A1/Sui Generis) with associated public open space, landscaping, underground car parking for 30 cars and servicing space] to secure the following minor material amendments:

Increase the height of the main building to 152.8 metres Above Ordnance Datum (AOD); and removal of the two storey building fronting Newington Butts to be used as a marketing sales suite and future retail unit.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011.

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

The officer informed the committee that a late objection had been received in response to the consultation. Following a summary of the additional consultation response, the officer confirmed that their recommendation remained unchanged (as set out in paragraphs 1 to 4 of the report).

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

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

RESOLVED:

1. In relation to planning application number 14/AP/2207 that planning permission be granted subject to conditions and the completion of a legal agreement by no later than 27 October 2014.
2. In the event that the legal agreement is not entered into by 27 October 2014, the Head of Development be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 93 of the report.
3. That the supplemental environmental information has been taken into account as

required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

4. To confirm that the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 which contains the information required by Regulation 21 and for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the planning committee's decision was based.

7. SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON SE1

Planning application reference number 14/AP/2102

Report: see pages 148 to 202 of the agenda and sections 3.6 to 3.9 of the addendum report.

PROPOSAL

Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys.

The committee heard an officer's introduction to the report and 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's agent made a representation to the committee and answered questions arising from their submission.

Councillor Lucas Green addressed the committee in his capacity as a ward councillor for Grange 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. That the addendum report be noted and the amended conditions (proposed in paragraph 3.8 of the addendum report) be agreed.
2. In relation to planning application number 14/AP/2102 that planning permission be granted subject to conditions (as amended) the applicant first entering into an appropriate legal agreement by no later than 30 September 2014 and referral to the Mayor of London (GLA).
3. In the event that the requirements of paragraph 1 are not met by 30 September

2014, that the committee authorise the Head of Development Management to refuse planning permission, if appropriate, for the reasons set out under paragraph 168.

Meeting ended at 9.11 pm

CHAIR:

DATED: