



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 8 September 2015 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Sarah King
Councillor Helen Dennis
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

OFFICER SUPPORT: Rob Bristow, Group Manager Major Applications
Bridin O'Connor, Group Manager Strategic Team
Michael Tsoukaris, Group Manager Design and Conservation
Wing Lau, Senior Planning Officer
Tom Buttrick, Team Leader Planning Policy
Stephen Ashworth, Legal Representative
Victoria Foreman, Constitutional Officer

1. APOLOGIES

No apologies for absence were received.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

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

The chair gave notice of the following additional papers which had been circulated prior to the meeting:

- Addendum report relating to agenda items 6.1 and 7;
- Members pack relating to agenda item 6.1.

The chair also notified the committee of a variation to the order of business. Item 7 would be considered before item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 July 2015 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the receipt of the report included in 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 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.

6. CAPITAL HOUSE, 40-46 WESTON STREET, LONDON SE1 3QD

Planning application reference 14/AP/4640.

Report: see pages 13 to 72 of the agenda and addendum pages 1 to 2.

PROPOSAL

Demolition of Capital House, and erection of a 21 and 31 storey building (1 basement level plus ground and 30 upper storeys) to a maximum height 108.788m to provide 119 residential units (C3), retail/café units (flexible Class A1, A3 Use) at ground floor level, 199 cycle parking spaces, 2 disabled car parking spaces, associated refuse and recycling, and an area of public open space.

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

The applicant's agents addressed the committee and answered questions arising from their submission.

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

The committee requested it be formally recorded that members were disappointed with the offered level of affordable housing, and that this would be provided off-site.

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. That full planning permission be granted subject to the conditions set out in the officer report and addendum report, subject to the applicant entering into a legal agreement (at no cost to the Council) and subject to referral to the GLA.
2. That in the event that the requirements of 1. are not met by 3 November 2015 the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 212.

7. WALWORTH ROAD CONSERVATION AREA

RESOLVED:

1. That the proposal to carry out a public consultation with local residents and businesses on the proposed Walworth Road Conservation Area be approved.
2. The Planning Committee commented on the proposed Walworth Road Conservation Area.
3. The Planning Committee commented on the draft boundary map of the proposed Walworth Road Conservation Area.
4. That the Equality Impact Assessment be noted.

8. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS D OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

RESOLVED:

1. That an immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from A1 (shops) to A2 (financial and professional services) in town centre protected shopping frontages, be approved.
2. That the Article 4 Directions, confirmed on 7 April 2014, which withdrew the permitted development rights granted by Schedule 2, Part 3, Class C and Schedule 2, Part 4 Class D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) be noted.

3. That the equalities analysis of the proposed Article 4 Direction be noted.

The meeting ended at 8.15pm.

CHAIR:

DATED: