

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 3 November 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
Councillor Kieron Williams

OTHER MEMBERS PRESENT: Councillor Eleanor Kerslake, Ward Member for Newington

OFFICER SUPPORT: Simon Bevan, Director of Planning
Yvonne Lewis, Group Manager – Strategic Applications
Bridin O'Connor, Group Manager – Strategic Applications
Michael Tsoukaris, Group Manager – Design and Conservation
Sally Crew, Transport Policy Manager
Michael Glasgow, Senior Planning Officer
Kiran Chauhan, Team Leader – Major Applications
Jon Gorst, Legal Officer
Jack Ricketts, Planning Officer
Victoria Foreman, Constitutional Officer

1. APOLOGIES

There were no apologies for absence.

Councillor Kieron Williams was delayed for the start meeting and was therefore unable to participate in the debate and vote on Item 6.1 Kings Reach Tower, Stamford Street, London SE1 9LS.

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 6.2
- Members pack relating to agenda items 6.1, 6.2 and 6.3.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 24 September 2015 and 6 October 2015 be agreed 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.

7. KINGS REACH TOWER, STAMFORD STREET, LONDON SE1 9LS

Planning application reference 15/AP/2511.

Report: see pages 21 to 49 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Variation of condition 2 (approved plans) of planning permission 11/AP/3797 (granted on 13 March 2012) for the refurbishment and recladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use and change of use of floors 11 to 30 of the tower from offices to residential, reception of a series of extensions

and additions for office use and creation of retail space, pool and gym on the ground floor, and formation of a new pedestrian route linking Stamford Street to Upper Group.

The amendments consist of:

- i. alteration and enlargement of the Stamford Street offices
- ii. alternation and enlargement of the tower office entrance on Hatfields;
- iii. introduction of new internal accommodation stair to tower;
- iv. extension of retail units 4 (fronting Hatfields) and 7 (within new pedestrian route);
- v. subdivision of retail unit 5 (within new pedestrian route);
- vi. revised design and layout for the 7th floor Stamford Street office roof terrace.

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

The committee heard representations from objectors to the application and asked questions of the objectors.

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

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

RESOLVED:

1. That planning permission be granted subject to additional conditions relating to terrace hours and terrace lighting; and
2. That condition number 10 be amended to stipulate that 'the 7th floor roof terrace shall only be in use between the hours of 0800 and 2200 hours on any day.'

8. MANOR PLACE DEPOT SITE, COMPRISING 30-34 PENROSE STREET, 33 MANOR PLACE, 17-21 MANOR PLACE, UNITS 1-21 MATARA MEWS, 38A PENROSE STREET, LONDON SE17

Planning application reference 15/AP/1062.

Report: see pages 50 to 134 of the agenda and pages 2 and 3 of the addendum report.

PROPOSAL

Demolition and redevelopment to provide 2870 residential units (Class C3) within new buildings ranging from 2 to 7 storeys, a refurbished 33 Manor Place (Grade II listed) and 17-21 Manor Place and 3,730sqm (GEA) of commercial floorspace, comprising 1,476sqm (Classes A1/A2/A3/B1/D1/D2) within 9 refurbished railway viaduct arches and 2,254sqm (Class B1) within the refurbished Pool House and Wash House (Grade II Listed), with associated works including disabled car parking spaces, cycle parking, landscaping and access improvements.

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

officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

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

The committee heard representations from the ward councillor and asked questions of the ward councillor.

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

RESOLVED:

- (i) That planning permission be GRANTED subject to conditions and the applicant entering into an appropriate legal agreements and subject to referral to the Mayor of London.
- (ii) That in the event that the requirements of (i) are not met by 29 January 2016, the Director of Planning be authorised to refuse planning permission for the reasons set out in paragraph 234 of the original report.
- (iii) That Listed Building Consent be GRANTED, subject to conditions.

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

Planning application reference 15/AP/3515.

Report: see pages 135 to 147 of the agenda.

PROPOSAL

PARTIAL DISCHARGE of Details of external materials pursuant to Condition 22 of planning permission 14/AP;/2207 for: 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 café (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 152.9 metres Above Ordnance Datum (AOD); and

Removal of the two storey building fronting Newington Butts to be used as a marketing sales suite for future retail unit.

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

officer.

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

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

RESOLVED:

1. That the submitted details for Condition 22 of planning permission ref: 14/AP/2207 be granted in respect of the Tower including Southwark Playhouse Theatre.
2. That the submitted details for Condition 22 of planning permission ref: 14/AP/2207 be granted delegated authority to Officers in respect of the terrace.

10. TO RELEASE £190,592 FROM THE SECTION 106 AGREEMENT ASSOCIATED WITH 12/AP/1784 FOR 1-16 BLACKFRIARS ROAD, LONDON SE1, TOWARDS IMPROVEMENT WORKS TO NELSON SQUARE

RESOLVED:

That following a request from members for more information, consideration of this item be deferred to the meeting of the Planning Committee to be held on 1 December 2015.

11. RELEASE OF £467,899 S106 MONIES FROM SOUTHWARK PARK AREA TOWARDS THE PLANNED WORKS FOR THE SOUTHWARK PARK MASTER PLAN

RESOLVED:

That the release of £467,899 of section 106 funding towards the planned works for the Southwark Park master plan, including improvements to the Old Nursery Site and relocating the current park office, café and public toilets to the art gallery be authorised, broken down as:

- GRANGE WALK, LONDON, SE1, LEG/RP/PL/S106/63695, a/n 14/AP/2102 - £26,715
- WILLOW WALK, LONDON, SE1, a/n 12/AP/3255 - £15,098
- 19 SPA ROAD, LONDON, LEG/RP/PL/S106/63358, a/n 12/AP/1423 - £39,989
- 126 SPA ROAD, LONDON, LEG/RP/PL/S106/63272, a/n 12/AP/0164 - £55,870
- 150 SPA ROAD, LONDON, LEG/RP/PL/S106/136742, a/n 09/AP/1874 - £31,154
- 171 LONG LANE, LONDON, SE1, LEG/RP/PL/S106/63411, a/n 12/AP/2859 - £16,953

- BLUE ANCHOR LANE/SOUTHWARK PARK ROAD, LONDON, SE16, a/n 12/AP/4049 - £46,124
- PLOUGH WAY, LONDON, SE16, LEG/RP/PL/S106/63484, a/n 13/AP/0568 - £15,884
- ROTHERHITHE NEW ROAD, LONDON, LEG/RP/PL/S106/63474, a/n 13/AP/0065 - £220,112.

12. TO RELEASE £120,000.00 FROM THE S106 AGREEMENT ASSOCIATED WITH 09/AP/1917 FOR 82-84 TANNER STREET AND 62 RILEY ROAD, LONDON SE1 (KNOWN AS THE ARK), TOWARDS IMPROVEMENTS TO THE TANNER STREET TENNIS COURTS

RESOLVED:

That the release of £120,000.00 from the development at 82-84 Tanner Street and 62 Riley Road, London SE1 09/AP/1917 a/c 547, towards the improvement works to the Tanner Street Park Tennis Courts, be authorised.

13. TO RELEASE £568,613.00 FROM THE SECTION 106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, TOWARDS IMPROVEMENT WORKS AND INCREASING THE RANGE OF SPORTS FACILITIES AT BURGESS PARK

RESOLVED:

That the release of £587,078 of section 106 funding towards improving and increasing the range of sports facilities at Burgess Park including the proposed installation of two all weather pitches and making improvements to the existing sports centre hub including the creation of much needed training room space be authorised, broken down as:

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| • | 10/AP/3372 | 231-241 Blackfriars Road SE1 | £400,000.00 |
| • | 14/AP/0669 | 2 Havil Street SE5 | £22,483.00 |
| • | 14/AP/0764 | 184-188 Southampton Way SE5 | £28,048.00 |
| • | 13/AP/1864 | 525-539 Old Kent Rd SE1 | £50,678.00 |
| • | 10/AP/2623 | 30-35 Peckham Rd SE5 | £56,659.00 |
| • | 11/AP/0196 | St Giles Hospital, St. Giles Rd SE5 | £10,745.00. |

The meeting ended at 8.45 pm.

CHAIR:

DATED: