

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 22 March 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Helen Dennis
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris
Councillor Kieron Williams
Councillor Kath Whittam (Reserve)

OTHER MEMBERS PRESENT: Councillor Ben Johnson, Member for Grange Ward

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Representative
Yvonne Lewis, Group Manager, Strategic Applications Team
Christian Loveday, Principal Transport Planner
Michael Tsoukaris, Group Manager, Design and Conservation
Victoria Foreman, Constitutional Officer

1. APOLOGIES

An apology for absence was received from Councillor Sarah King. Councillor Kath Whittam attended as a reserve on behalf of Councillor King.

Apologies for lateness were received from Councillor Hamish McCallum.

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, 6.2 and 7
- Members pack relating to agenda items 6.1 and 6.2
- Updated version of the Walworth Road Conservation Area document relating to Item 7.

The chair also notified the committee of a variation to the order of business. Item 7 would be considered before items 6.1 and 6.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 1 March 2016 were agreed as a correct record subject to a minor amendment under the disclosure of interest for Councillor Adele Morris.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. 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.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. 14-21 RUSHWORTH STREET, LONDON SE1 0RB

Planning application reference 15/AP/4000

Report: see pages 12 - 56 of the agenda and pages 1 to 5 of the addendum report.

PROPOSAL

Demolition of existing buildings and erection of a new part five, part six storey building to provide

commercial floorspace at lower ground, ground and first floor level (Use Class B1) and 47 residential units (Use Class C3) on first to fifth floor levels associated disabled car parking, cycle parking and landscaping.

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

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

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

RESOLVED:

- a) That planning permission be granted, subject to conditions set out in the report and addendum, and the applicant entering into a satisfactory legal agreement.
- b) That in the event that a satisfactory legal agreement is not entered into by 30 June 2016 the Director of Planning refuse planning permission, if appropriate, for the reason set out in paragraph 130 of the officer report.

8. RICH INDUSTRIAL ESTATE, CRIMSCOTT STREET, LONDON SE1 5TE AND WILLOW WALK, LONDON SE1

Planning application reference 15/AP/2474

Report: see pages 57 - 142 of the agenda and pages 5 to 22 of the addendum report.

PROPOSAL

Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3 - 9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works.

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

The committee heard representations from a ward councillor.

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

RESOLVED:

1. That planning permission be granted subject to the conditions set out in the report and addendum, and the applicant entering into an appropriate legal agreement by no later than 29 July 2016, and subject to referral to the Mayor of London.
2. That environmental information be taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 (as amended in 2015).
3. That, following issue of the decision, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 (as amended in 2015), which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based shall be set out.
4. That in the event that the requirements of paragraph 1 above are not met by 29 July 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 187 of this report.

9. WALWORTH ROAD CONSERVATION AREA

RESOLVED:

1. The Planning Committee considered the areas of special architectural or historic interest at Appendices 1 and 2 and supported the designation of the Walworth Road Conservation Area.
2. The Planning Committee considered the response from the Borough, Bankside and Walworth Community Council and the results of the public consultation to designate the Walworth Road Conservation Areas.
3. The Planning Committee agreed the adoption of the conservation area appraisal.

The meeting ended at 7.59pm.

CHAIR:

DATED: