

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 8 November 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

OTHER MEMBERS PRESENT: Councillor Barrie Hargrove – Member for Peckham Ward
Councillor Dan Whitehead – Member for Surrey Docks

OFFICER SUPPORT: Simon Bevan – Director of Planning
Yvonne Lewis – Group Manager, Strategic Applications Team
Jon Gorst – Legal Representative
Michael Tsoukaris – Group Manager, Design and Conservation
Robin Sedgwick – Senior Planning Officer
Dipesh Patel – Group Manager, Major Applications
Sally Crew – Transport Policy Manager
Jack Ricketts – Planning Officer
Neil Loubser – Planning Officer
Victoria Foreman – Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Michael Mitchell.

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 were circulated at the meeting:

- Addendum report relating to agenda items 9.1, 9.2 and 9.3
- Members pack relating to agenda items 9.1, 9.2 and 9.3.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no declarations of interest or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 October 2016 be approved as a correct record and signed by the chair.

6. TO RELEASE £499,583.88 FROM SECTION 106 AGREEMENTS TO DELIVER PUBLIC REALM AND ENVIRONMENTAL IMPROVEMENT WORKS AT BURGESS PARK AND EDMUND STREET

RESOLVED:

That the allocation of funds totalling £499,583.88 be released to deliver public realm and environmental improvement works.

7. TO RELEASE £248,917.38 OF SECTION 106 MONIES TOWARDS IMPROVING ST MARY'S CHURCHYARD IN THE ELEPHANT AND CASTLE

RESOLVED:

That the release of £248,917.38 of section 106 funding towards improvements at St Marys Churchyard, Elephant and Castle, be authorised.

8. TO TRANSFER OF £11,507,000 FROM THE DEVELOPMENTS AT LAND ADJACENT TO LAMBETH COLLEGE AND POTTERS FIELD (A/N 560) AND NEO BANKSIDE (A/N 339A) TOWARDS THE COST OF PROVIDING 378 NEW AFFORDABLE HOUSING UNITS

RESOLVED:

That the expenditure of £11,507,000 from the section 106 Affordable Housing Fund (AHF), being monies from the developments at land adjacent to Lambeth College and Potters Field (a/n 560) and Neo Bankside (a/n 339A) noted in paragraph 26, towards the provision of 378 new affordable housing units of the council's award of the Southwark Regeneration in Partnership Programme (SRPP) – Lot B to Affinity Sutton Homes Ltd., be authorised.

9. DEVELOPMENT MANAGEMENT

RESOLVED:

1. 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.
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 to an individual item, they be clearly specified.

10. 91-93 PECKHAM HIGH STREET, LONDON SE15 5RS AND PECKHAM SQUARE

Planning application reference 16/AP/3075

Report: see pages 47 to 93 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Redevelopment comprising the removal of the Peckham Arch and redevelopment of the southern part of the square (including 91 - 93 Peckham High Street) to provide a mixed use scheme comprised of two buildings of 4 and 6 storeys to provide 19 residential (Class C3) units, 255 sqm of gallery (Class D1) space, 201 sqm of co-work (Class B1) space, and 82 sqm of flexible office (Class B1)/Retail (Class A1) with ancillary covered cycle storage and enclosed refuse storage.

The committee heard an officer's introduction to the report and addendum report. Councillors 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 agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site and wished to speak.

The committee heard a representation from a local ward councillor, Councillor Barrie Hargrove, and asked questions of Councillor Hargrove.

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

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

RESOLVED:

1. That planning permission be granted, subject to the completion of an appropriate legal agreements and conditions set out in the report and addendum report, and the following additional clause to be secured within the planning obligations agreement:
 - That a communal lift scheme be submitted for site 2; the scheme will provide:
 - the proposed design details of the communal lift
 - the proposed regime for managing and maintaining the communal lift, including proposals to secure the long term maintenance and management
 - the proposals for securing and providing 24/7 access for 365 days a year to the wheelchair accessible flat – 0402 of site 2.
2. That in the event that the legal agreement is not completed by 31 January 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 107 of the report.

11. FORMER ODESSA STREET YOUTH CLUB, COMMERCIAL PIER WHARF, ODESSA STREET, LONDON SE16

Planning application reference 16/AP/2681

Report: see pages 94 to 134 of the agenda and pages 3 and 4 of the addendum report.

PROPOSAL

Demolition of the former youth club building and nightclub building, and removal of crane, and erection of two buildings arranged across a communal garden ranging from four to eleven storeys in height comprising 197sqm of Class A1/A3 (restaurant/cafe) floor space, 74 residential units (13 x 1 bedroom, 42 x 2 bedroom, 17 x 3 bedroom and 2 x 4 bedroom) with private gardens, balconies and terraces, communal amenity space, 23 parking spaces, 136 cycle spaces, refuse storage, creation of vehicle access from Odessa Street, associated works including electricity substation and construction of new section of Thames River Path and associated landscaping.

The committee heard an officer's introduction to the report and addendum report. Councillors 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 agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site and wished to speak.

The committee heard a representation from a local ward member, Councillor Dan Whitehead, and asked questions of Councillor Whitehead.

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

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

RESOLVED:

1. That planning permission be granted subject to conditions set out in the report and addendum report, the applicant entering into an appropriate legal agreement by no later than 24 February 2017, referral to the Mayor of London and subject to a decision from Historic England not to list the crane.
2. That in the event that the requirements of the resolution above are not met by 24 February 2017, the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 116.

12. CAR PARK SITE, COPELAND ROAD, LONDON SE15 3SL

Planning application reference 16/AP/3503

Report: see pages 135 to 170 of the agenda and pages 4 and 5 of the addendum report.

PROPOSAL

Erection of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court.

The committee heard an officer's introduction to the report and addendum report. Councillors 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 agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site and wished to speak.

There were no representations from local ward councillors.

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

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

RESOLVED:

1. That planning permission be granted subject to the completion of an appropriate legal agreement, conditions set out in the report and addendum report, and an additional condition requiring control of hours of use and a management plan for the ball court.

2. That in the event that the legal agreement is not completed by 31 January 2017, the Director of Planning be authorised to refuse planning permission for the reason detailed in paragraph 96.

The meeting ended at 10.28pm.

CHAIR:

DATED: