

PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 7 March 2017 at 5.30 pm in the Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor David Noakes

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Services)
Alex Cameron (Development Management)
Terence McLellan (Development Management)
Pip Howson (Transport Policy)
Laura Hills (Planning Policy)
Jack Ricketts (Development Management)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for lateness from Councillor Samantha Jury-Dada.

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 items 8.1 and 8.3;
- Members' pack relating to items 8.1 and 8.3.

The chair informed the meeting that item 8.2 had been withdrawn.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 February 2017 be approved as a correct record and signed by the chair.

6. TO RELEASE £219,293.65 FROM SECTION 106 AGREEMENTS TO FUND THE ARCHAEOLOGY SERVICE UNTIL 2020

At this point, Councillor Jury-Dada joined the meeting.

Councillors considered the information contained in the report.

RESOLVED:

That the release of £219,293.65 of section 106 funding from the developments listed in paragraph 14 of the report, to deliver the archaeology service, as detailed in paragraphs 4 to 6 of the report, be authorised.

7. ARTICLE 4 DIRECTIONS TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS ASSOCIATED WITH THE CHANGE OF USE, DEMOLITION AND ALTERATION OF PUBLIC HOUSES IN SOUTHWARK

Councillors considered the information contained in the report.

RESOLVED:

1. That immediate Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark in accordance with the methodology outlined in this report in relation to

the public houses specified in Appendix C, be approved.

2. That consultation for 6 weeks in relation to the immediate Article 4 Directions be approved.
3. That the equalities analysis of the proposed Article 4 Directions (Appendix E) be noted.

8. DEVELOPMENT MANAGEMENT

8.1 10 - 18 UNION STREET, LONDON SE1 1SZ

Planning application reference: 16/AP/3974

Report: see pages 91 to 126 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Demolition of existing buildings and redevelopment of the site to provide a building 4 - 6 storeys in height, comprising 7,926m² (GIA) office floor space (use class B1a), and flexible A1/A2/A3 ground floor retail unit (54m² GIA), together with ancillary ground floor and basement plant and storage, and hard landscaping works.

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

Representatives of the objectors addressed the meeting, and responded to questions from the committee.

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

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

Councillor David Noakes addressed the committee in his capacity as a ward councillor. Members of the committee asked questions of Councillor Noakes.

A motion to defer the item was moved, seconded, put to the vote and declared to have fallen.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to the completion of a legal agreement and subject to the conditions set out in the report and the addendum report, including an amended condition 21 restricting the use of the roof terrace to between the hours of 08.00 and 20.00 on any day; and with the following additional conditions:

- a. That no amplified music be allowed on the roof terrace.
 - b. That no smoking be allowed on the roof terrace.
 - c. That refuse be serviced from Union Street and that no refuse bins be stored on the highway at any time.
2. That in the event that the legal agreement is not completed by 31 May 2017, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 84 of the report.

8.2 ACORN NEIGHBOURHOOD OFFICE, 95A MEETING HOUSE LANE, LONDON SE15 2TU

This item was withdrawn.

8.3 133 PARK STREET, LONDON SE1 9EA AND 105 SUMNER STREET, LONDON SE1 9HZ

Planning application reference: 16/AP/4569

Report: see pages 155 to 202 of the agenda and page 4 of the addendum report.

PROPOSAL

Demolition of existing buildings and redevelopment to provide two class B1 office buildings of nine storeys and ten storeys plus plant (41m AOD on Sumner Street and 42.85m AOD on Park Street). The development will include the creation of a new basement; new public realm; provision of a retail (class A1/A3/A5) kiosk; hard and soft landscaping and other associated works.

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

There were no objectors present at the meeting who wished to speak.

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

Supporters who lived within 100m of the development site present spoke on the application. Members of the committee asked questions of the supporters.

There were no ward councillors present at the meeting who wished to speak.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to:
 - a. the applicant entering into an appropriate legal agreement by no later

than 31 August 2017, which includes a Section 106 contribution that will guarantee the full delivery of the cycle docking station project;

- b. the conditions set out in the report, including the following additional conditions stipulating that
 - i. Maximum access to the new public space be granted to the public, while taking into account the safety and security of users of the space and the new development.
 - ii. The developer continue their dialogue with residents.
 - c. referral to the Mayor of London.
2. That in the event that the requirements of (1.a) are not met by 31 October 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 85 of the report.

The meeting ended at 20.35.

CHAIR:

DATED: