

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 19 July 2017 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Cleo Soanes (Vice Chair)  
Councillor Lorraine Lauder MBE  
Councillor Hamish McCallum  
Councillor Darren Merrill  
Councillor Adele Morris  
Councillor Lucas Green

**OTHER MEMBERS PRESENT:** Councillor David Noakes, ward councillor, Cathedrals

**OFFICER SUPPORT:** Simon Bevan, Director of Planning  
Sally Crew, Transport Policy Manager  
Victoria Foreman, Constitutional Officer  
Jon Gorst, Legal Representative  
Sam Hepworth, Senior Transport Planner  
Victoria Lewis, Team Leader  
Yvonne Lewis, Group Manager  
Martin McKay, Team Leader, Design and Conservation  
Bridin O'Connor, Group Manager

### 1. APOLOGIES

Apologies for absence were received from Councillor Michael Mitchell.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as 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 6.1 and 6.2;
- Members' pack relating to items 6.1 and 6.2.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 15 June 2017 be confirmed as a correct record and signed by the chair.

#### **6. DEVELOPMENT MANAGEMENT**

##### **RESOLVED:**

1. That the determination of planning applications, or formal observations or comments, the instigation of enforcement action and the receipt of the reports included in the attached items 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 attached 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. LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDENS AND CHRIST CHURCH GARDENS, LONDON SE1 8NY**

##### **Planning application reference 16/AP/5239**

Report: see pages 12 to 121 of the agenda and pages 1 to 4 of the addendum report.

##### **PROPOSAL**

Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes A1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.

The committee heard an officer's introduction to the report and addendum report and

asked questions of the officer.

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

The applicant and 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 at the meeting who wished to speak.

Councillor David Noakes, ward member for Cathedrals, addressed the committee.

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 conditions set out in the report and the addendum report, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.
2. That it be confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011.
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 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 be set out as in the report.
4. That in the event that the requirements of paragraph 1 are not met by 31 January 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 298 of the report.

**6. VARCOE SERVICE STATION 1 VARCOE ROAD, LONDON SE16 3DG**

**Planning application reference 16/AP/5235**

Report: see pages 122 to 169 of the agenda and pages 4 to 7 of the addendum report.

**PROPOSAL**

Demolition of existing building and development comprising a part six, part 7 and part eight storey building to accommodate 57 new affordable residential units (Use Class C3) and provision of flexible employment/retail space on ground floor (Use Class B1, A1-A3).

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

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

The applicant 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 at the meeting who wished to speak.

There were no local 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 the completion of a section 106 agreement, conditions set out in the report and addendum report and the following additional and amended conditions:
  - That details of a revised acoustic report relating to the industrial estate be provided. If it is demonstrated that attenuation is required, the applicant will provide the council with details of acoustic measures to be undertaken.
  - That condition 17 be amended to include screening of the roof terrace along the east side of the building as required.
2. That in the event that the section 106 agreement is not completed by 29 September 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 129 of the report.

The meeting ended at 8.44pm.

**CHAIR:**

**DATED:**