

MINUTES of the Planning Committee held on Tuesday 19 September 2017 at 6.00 pm  
at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

**OTHER MEMBERS**

**PRESENT:** Councillor Eleanor Kerlake

**OFFICER** Simon Bevan (Director of Planning)  
**SUPPORT:** Jon Gorst (Head of Regeneration & Development Team, Legal Services)  
Alastair Huggett (Development Management)  
Jack Ricketts (Development Management)  
Martin McKay (Development Management)  
Victoria Crosby (Development Management)  
Bridin O'Connor (Development Management)  
Pip Howson (Team Leader Transport policy)  
Tom Weaver (Planning Policy)  
Beverley Olamijulo (Constitutional Officer)

**1. APOLOGIES**

There were none.

**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 item 10.1, 10.2 and;
- Members' pack relating to the above items.

#### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

#### 5. MINUTES

##### RESOLVED:

That the minutes of the meeting held on 4 September 2017 be confirmed as a correct record and signed by the chair.

#### 6. STRATEGIC TRANSPORT: TO RELEASE £5,212,735.34 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF TRANSPORT IMPROVEMENTS IN SOUTHWARK

An officer introduced the report. The committee considered the information in the report.

##### RESOLVED:

1. That the release of £5,212,735.34 from the Section 106 funding set out below be authorised.

Project	Number of Agreements	Appendix	Total S106 Funding
Elephant and Castle	44	1	£3,521,153.22
Traffic Order Regulations	1358	2	£505,915.48
CPZ	17	3	£197,313.15
<b>TOTAL</b>	<b>260</b>		<b>£4,224,381.85</b>

2. That in addition to the above sums, the release of £988,353.49 of interest, associated with 64 separate agreements be approved.

#### 7. BERMONDSEY SPA: TO RELEASE £523,121.66 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, IN ORDER TO DELIVER PUBLIC REALM IMPROVEMENTS IN GRANGE AND RIVERSIDE

An officer introduced the report. The committee considered the information in the report and answered questions of the officer.

##### RESOLVED:

That the release of £523,121.66 of Section 106 funding be authorised, from the below

developments, to deliver public realm improvements, as outlined in paragraphs 4 and 5 of the report.

Permission Ref	Account No	Address	Amount
09/AP/1874	441	150 Spa Road, Bermondsey Spa, London SE16 4RR	£16,500.00
09/AP/1917	547	Century House, 82-84 Tanner Street and 62 Riley Road, London SE1 3PJ	£134,917.22
12/AP/0164	621	Site at 126 Spa Road, London, SE16 3QT	£59,901.54
12/AP/1423	627	Site at 19 Spa Road, London SE16 3SA	£51,822.14
12/AP/3127	668	Site at 2 Old Jamaica Road and 168 Abbey Street, London, SE16 4AN	£51,230.76
14/AP/2102	734	Site bounded by Grange Walk, Grange Yard and the Grange, London, SE1	£208,750.00
<b>TOTAL</b>			<b>£523,121.66</b>

**8. SURREY DOCKS FARM: TO RELEASE £214,834.71 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, TO DELIVER ADDITIONAL COMMUNITY FACILITIES AT SURREY DOCKS FARM**

An officer introduced the report. The committee considered the information in the report.

**RESOLVED:**

1. That the release of £214,834.71 of Section 106 funding, from the below developments to deliver additional community facilities at the Surrey Docks Farm set out in the report, be authorised.

Permission Ref	Account No	Address	Amount
<a href="#">08/AP/1563</a>	400	Land at Downtown Road and Salter Road, Rotherhithe. London SE16 6NP	£214,834.71
<b>TOTAL</b>	<b>£214,834.71</b>		

2. That it be noted that the above mentioned development secured £338,583.00 in contributions '*towards improvements to the environment and community facilities in Rotherhithe*'.

3. That it be noted that the proposed allocation accords with the above mentioned agreement and would provide appropriate mitigation for the impacts of the specific and future developments.

**9. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS FOR A CHANGE OF USE FROM LIGHT INDUSTRIAL TO RESIDENTIAL**

An officer introduced the report.

Councillors considered the information in the report and asked questions of the officer.

**RESOLVED:**

1. That the making of an immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses) be withdrawn. This Article 4 Direction would cover any property located within South East Bermondsey and Old Kent Road Strategic Preferred Industrial Locations and Parkhouse Street and Mandela Way Local Preferred Industrial Locations. The Article 4 would apply to selected site allocations in the Peckham and Nunhead Area Action Plan (2015) and selected emerging site allocations in the New Southwark Plan Preferred Option Version 2017 and Old Kent Road Preferred Option Version (2016). All areas to which the Article 4 direction would apply are shown on the table of sites in Appendix B and the maps in Appendix C of the report be approved.
2. That the notice contained in Appendix A of the report be approved.
3. That all publicity/consultation arrangements set out in paragraph 60 of the report be delegated to the Director of Planning.
4. That the equalities analysis of the proposed Article 4 Directions set out in Appendix D be noted.

**10. DEVELOPMENT MANAGEMENT**

**RESOLVED:**

1. That the determination of planning applications, or formal observations and 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.

## **10.1 161-179 MANOR PLACE, LONDON SE17 3BS**

### **Planning application reference 17/AP/0907**

Report: see pages 97 to 148 of the agenda and pages 1 to 4 of the addendum report.

### **PROPOSAL**

*Demolition of single storey office building and a derelict row of shops (with the retention of the original Victorian facade), and the construction of a 6 storey building comprising 56 flats (20 x social rented, 8 x intermediate and 28 x private) above a health centre/office space (745sqm)(Use Class D1/B1), pharmacy/shop (85sqm)(Use Class A1) and cafe (285sqm) (Use Class A3), with associated landscaping and public realm works.*

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

An objector addressed the meeting. The committee asked questions of the objector.

The applicants addressed the committee, and answered questions by the committee.

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

Councillor Eleanor Kerslake addressed the meeting in her capacity as ward councillor, and answered questions by the committee.

The committee put further questions to officers and discussed the application.

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 conditions set out in the report, and subject to the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of a) are not met by 31 January 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 157 of the report.

## **10.2 BRAGANZA STREET WORKSHOP 42 BRAGANZA STREET AND LAND ADJACENT TO 26 BRAGANZA STREET, LONDON SE17 3RJ**

### **Planning application reference 17/AP/0964**

Report: see pages 149 to 199 of the agenda and page 4 of the addendum report.

### **PROPOSAL**

*Demolition of existing buildings and erection of 5 new blocks, ranging from 3 to 5 storeys in height comprising 33 new homes (5 x intermediate and 28 x private)(Use Class C3) and one new 3 storey block comprising 428sqm of workspace (Use Class B1) with associated landscaping, disabled car parking, cycle parking and public realm works.*

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

There were no objectors present who wished to speak.

The applicant and the applicant's agent addressed the committee, and answered questions by the committee.

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

The committee put further questions to officers and discussed the application.

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 conditions set out in the report, and subject to the applicant entering into an appropriate legal agreement.
2. That in the event that the above requirements are not met by 31 January 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 142 of the report.

The meeting ended at 7.40 pm

**CHAIR:**

**DATED:**