



PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 16 January 2018 at 6.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Nick Dolezal (Chair) Councillor Cleo Soanes (Vice-Chair) Councillor Sarah King (Reserve) Councillor Lucas Green Councillor Lorraine Lauder MBE Councillor Hamish McCallum Councillor Michael Mitchell Councillor Adele Morris
OTHER MEMBERS PRESENT:	Councillor Rebecca Lury Councillor Maria Linforth-Hall Councillor Darren Merrill Councillor David Noakes Councillor Martin Seaton
OFFICER SUPPORT:	Simon Bevan (Director of Planning) Jon Gorst (Legal Officer) Bridin O'Connor (Development Management) Victoria Lewis (Development Management) Sally Crew (Transport Policy) Richard Pearce (Strategy and Partnerships) Michael Tsoukaris (Design and Conservation) Phillips Waters (Planning Policy) Jack Ricketts (Development Management) Margaret Foley (Legal Officer) Michael Glasgow (Development Management) Naima Ihsan (Transport Planner) Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies from Councillor Darren Merrill who did not take part in the meeting as a committee member in order to speak in his capacity as a ward

councillor.

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 11.1 and 11.2
- Members' pack relating to items 11.1 and 11.2

The chair drew councillors attention to the addendum report and the fact that item 9. "Tabard Street Environmental Improvements: To release £232,009.77 from the S106 agreements listed in the report, to deliver an open space, segregated cycle lane and pedestrian walkway" had been withdrawn at the request of officer, due to an error in the accompanying report.

The chair made the following announcement:

"The council has published the 'further preferred option' of the Old Kent Road Area Action Plan for consultation between 13 December 2017 and 21 March 2018. The Old Kent Road Area Action Plan (AAP) is a plan to regenerate the Old Kent Road and surrounding area including the extension of the Bakerloo Line. It sets out a vision for how the area will change over the next 20 years. To find out more about the plan and the consultation please visit our website or contact the council's planning policy team at planningpolicy@southwark.gov.uk."

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 November 2017 be confirmed as a correct record and signed by the chair.

6. LOWER ROAD HIGHWAY IMPROVEMENTS: TO RELEASE £726,810.37 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, IN ORDER TO DELIVER HIGHWAY IMPROVEMENTS TO LOWER ROAD, INCLUDING THE GYRATORY SCHEME WORKS

An officer introduced the report and members of the committee considered the information contained therein.

RESOLVED:

That the release of £726,810.37 from the S106 agreements associated with the developments listed in paragraph 15 of the report, in order to deliver highway improvements to Lower Road, as set out in paragraphs 3-5 of the report, be approved.

7. HARPER ROAD IMPROVEMENT SCHEME: TO RELEASE £267,259.52 FROM THE S106 AGREEMENT(S) LISTED IN THE REPORT, TO DELIVER STREET IMPROVEMENTS AT VARIOUS POINTS ALONG HARPER ROAD

An officer introduced the report and members of the committee considered the information contained therein.

RESOLVED:

That the release of £267,259.52 from the S106 agreement associated with the developments listed in paragraph 25 of the report, in order to deliver street improvements in Harper Road, as set out in paragraphs 3-11 of the report, be approved.

8. BALFOUR STREET: TO RELEASE £252,301.86 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, TO DELIVER PUBLIC REALM AND HIGHWAYS IMPROVEMENTS ALONG BALFOUR STREET

An officer introduced the report and members of the committee considered the information contained therein.

RESOLVED:

That the release of £252,301.86 of Section 106 funding, from the below developments, to deliver public realm and highway improvement works, as set out in paragraphs 3 and 4 of the report, be approved.

9. TABARD STREET ENVIRONMENTAL IMPROVEMENTS: TO RELEASE £232,009.77 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, TO DELIVER AN OPEN SPACE, SEGREGATED CYCLE LANE AND PEDESTRIAN WALKWAY

This item was withdrawn.

10. SCHOOL EXPANSION PROGRAMME: TO RELEASE £11,966,549.59 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, FOR THE PURPOSES OF INCREASING SCHOOL CAPACITY IN THE BOROUGH

An officer introduced the report and members of the committee considered the information contained therein.

RESOLVED:

That the release of £11,966,549.59 from the agreements listed in Appendices 1-15 of the report, in order to contribute to the overall Capital Programme requirement for these projects, the total life time cost of which is £135,789,495 be authorised.

11. 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.

The chair announced that items 11.1 and 11.2 would be heard together, as they pertained to the same location, and clarified that separate votes would be taken on each report.

11.1 SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26, 28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD, AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1

Planning application reference:16/AP/4458

Report: see pages 45 to 291 of the agenda and pages 1 to 10 of the addendum report.

PROPOSAL

Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multilevel and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage

provision, plant and servicing areas, and a range of other associated and ancillary works and structures.

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

At 6.45pm the meeting adjourned for a comfort break and resumed at 6.52pm.

The objectors addressed the meeting. Members of the committee asked questions of the objectors.

At 8.25pm the meeting adjourned for a comfort break and resumed at 8.30pm.

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

At 10.45pm the meeting adjourned for a comfort break and resumed at 10.55pm.

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

Councillors Rebecca Lury, Maria Linforth-Hall, Darren Merrill, David Noakes and Martin Seaton addressed the meeting in their capacity as ward councillors, and answered questions by the committee.

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

At 12.40am the meeting adjourned for a comfort break and resumed at 12.45am.

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

A motion to refuse the planning application was proposed. Members of the committee discussed the proposal.

At 1.00am Councillor Lorraine Lauder left the meeting, as she felt unwell.

At 1.05am a motion to adjourn the meeting was proposed, seconded, put the vote and agreed. Thereupon members and officers left the meeting room.

The meeting reconvened at 1.45am.

A motion to defer the decisions on items 11.1 and 11.2 to a future meeting was proposed, seconded, put to the vote and declared to have been carried.

RESOLVED:

That items 11.1 and 11.2 be deferred to a future meeting.

**11.2 METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON
SE1 6SD**

Planning application reference: 16/AP/4525

Report: see pages 293 to 300 of the agenda.

PROPOSAL

Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).

(see item 11.1).

RESOLVED:

That items 11.1 and 11.2 be deferred to a future meeting.

The meeting ended at 1.50am.