

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 21 March 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 Lucas Green
Councillor Lorraine Lauder MBE
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Adele Morris

OTHER MEMBERS PRESENT: Councillor David Noakes

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Head of Regeneration & Development Team (Legal Services))
Colin Wilson (Head of Regeneration Old Kent Road)
Yvonne Lewis (Group Manager Strategic Applications Team)
Michael Tsoukaris (Group Manager Design & Conservation)
Kiran Chauhan (Team Leader Old Kent Road Team)
Alex Oyebade (Team Leader Transport Policy)
Andrew Ruck (Planning Policy Officer)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Michael Mitchell; and for lateness from Councillor Lucas Green.

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 had been circulated at the meeting:

- Addendum report relating to items 7.1 and 7.2
- Members' pack relating items 7.1 and 7.2

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 6 March 2018 and the amended minutes of the meeting held on 30 January 2018 be confirmed as correct records and signed by the chair.

6. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)

An officer introduced the report and members of the committee considered the information contained therein. Members of the committee asked no questions of the officer.

RESOLVED:

1. That a non-immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (GPDO) Order 2015 for changes of use from office use (Class B1a) to a dwellinghouse (Class C3) in the Central Activities Zone in Southwark (Appendix B) be approved. The direction will allow more than 12 months notice prior to the date when Class O will come into effect for the Central Activities Zone (31 May 2019).
2. That the equalities analysis of the proposed Article 4 Directions (Appendix C) be noted.
3. That the arrangements for making the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 2015 be delegated to the director of planning.

At this point, Councillor Lucas Green joined the meeting.

7. 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.

7.1 FORMER LESOCO CAMPUS, UFFORD STREET, LONDON SE1 8LE

Planning application reference: 17/AP/4042

Report: see pages 82 to 144 of the agenda pack and pages 1 and 2 of the addendum report.

PROPOSAL

Construction of a 274 room hotel in a building of up to seven storeys in height incorporating a restaurant at ground floor level (Class C1/A3) together with one further storey of hotel accommodation at basement level and rooftop plant. The development will include the creation of a new public realm, including a pedestrian route from The Cut to Ufford Street, with hard and soft landscaping and other associated works.

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

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

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.

Councillor David Noakes addressed the meeting in his capacity as a 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 application 17/AP/4042 be granted, subject to:
 - a. The conditions set out in the report and addendum report
 - b. The following amended decisions:
 - i. That the condition on ventilation also make reference to extraction and air-conditioning units and that all of these be appropriately buffered and barriered to stop them impacting on local residents, especially those in Theatre View Apartments.
 - ii. That the chairs and tables used by the restaurant be rendered unusable after the external dining area has to be vacated at 22:00 each day.
 - c. The applicant entering into a satisfactory legal agreement which is to include:
 - i. a bond agreement, whereby a £15,000 sum is secured through the Section 106 agreement for remedial works in the event the taxi management plan is considered ineffective.
 - ii. a review of taxi and coach operations to be undertaken and appropriate measures be put in place to mitigate any issues arising.
 - iii. that the official address of the hotel should be in The Cut, subject to agreement by the emergency services.
 - iv. a detailed traffic management plan, particularly around construction, to be put in place including among others: the size of vehicles, the time of vehicle movements, marshalling, turning circles and how complaints will be addressed.
 - v. a public realm impact review which should also include the views of residents.
2. That in the event that the legal agreement is not entered into by 28 May 2018 the director of planning be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 183 of the report.

The committee adjourned for a comfort break from 7.27pm to 7.35pm.

7.2 180 ILBERTON ROAD, LONDON SE15 1NT

Planning application reference: 17/AP/4546

Report: see pages 145 to 184 of the agenda pack and pages 2 to 5 of the addendum report.

PROPOSAL

Demolition of existing building and erection of a part 5, 8 and 9 storey plus basement

mixed-use development (max height 29.98m) comprising 2,351 sqm (GIA) of flexible workspace (Use Class B1) and 84 residential apartments (Use Class C3) with associated amenity space and ancillary infrastructure.

(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

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

There were no objectors who wished to address the meeting.

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

There were no supporters who lived within 100m of the development site or ward councillors present and wishing 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 application 17/AP/4546 be granted, subject to conditions set out in the report and addendum report and following the completion of a s106 agreement.
2. In the event that the s106 agreement is not completed 30 September 2018, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 96 of the report.

The meeting ended at 8.00 pm.

CHAIR:

DATED: