

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Monday 16 July 2018 at 6.30 pm at 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Lorraine Lauder MBE
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Jason Ochere
Councillor Cleo Soanes
Councillor Kath Whittam

WARD COUNCILLORS PRESENT: Councillor Graham Neale
Councillor Maria Linforth-Hall

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Head of Regeneration and Planning Team, Legal Services
Victoria Lewis, Development Management
Bridin O'Connor, Development Management
Robin Sedgwick, Development Management
Michael Tsoukaris, Development Management
Pip Howson, Transport Policy
Alistair Huggett, Planning Projects
Everton Roberts, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor James McAsh and apologies for lateness were received from Councillor Cleo Soanes.

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 7.1, 7.2 and 7.3
- Members' pack relating to items 7.1, 7.2 and 7.3

At this juncture, the chair gave the committee time to read through the addendum report because it had not been circulated prior to the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

Agreement of the minutes of the meeting held on 3 July 2018 was deferred to the next meeting to enable clarification of what was decided in respect of decision 5 of item 6.1.

6. THE RELEASE OF £2,800,345.40 FROM S106 FROM THE S106 AGREEMENT TO DELIVER IMPROVED AMENITIES AT THREE SCHOOLS

RESOLVED:

That the release of £2,800,345.40 of section 106 funding from the legal agreement detailed in paragraphs 2 and 3 of the report to deliver improved amenities to three schools (Riverside Primary School, St Joseph's Catholic Primary School and St Michael's Catholic College) be authorised.

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 agenda 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 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. GROUND FLOOR, PERRONET HOUSE, GAYWOOD ESTATE, PRINCESS STREET, LONDON SE1 6JR

Planning application reference: 17/AP/4651

Report: see pages 20 to 42 of the agenda and page 1 of the addendum report.

PROPOSAL

Change of use of 12 existing garages / parking spaces to provide retail space (use class A1), café space (use class A3) and ancillary storage / plant and servicing space, together with new glazing and doors to south, east and west elevations.

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

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

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

There were no supporters who lived within 100 metres of the development site present at the meeting that wished to speak.

Councillor Graham Neale and Councillor Maria Linforth-Hall addressed the meeting in their capacity as ward councillors, and answered questions by the committee.

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

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

RESOLVED:

That planning permission be granted, subject to the conditions set out in the report with the following amendments:

- Condition 8 relating to deliveries, unloading and loading to the commercial units. Hours for Monday to Friday to be amended to the hours of between 10.00am and 4.00pm.
- Place tables and seating on street spaces to be limited to the hours of 08.00 and 19.00 daily.

Reason

To protect the amenity of nearby residents.

7.2. 136 - 142 NEW KENT ROAD, LONDON SE1 6TU

Planning application reference: 17/AP/3910

Report: See pages 43 to 103 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Demolition of the existing building and construction of a part 13 storey/part 9 storey block fronting onto New Kent Road and a part 6 storey/part 4-storey block fronting onto Munton Road, to provide a mixed-use development, with basement, providing 81 residential units, 1361sqm of flexible business floor space/non-residential institution (Use Class B1/D1) and 448sqm of retail floor space (Use Class A1) with associated cycle parking, servicing, refuse and recycling, landscaping and private and communal residential amenity space.

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

Objectors addressed the committee. Members of the committee asked questions of the objectors.

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

There were no supporters who lived within 100 metres of the development site present at the meeting that wished to speak.

There were no ward councillors present.

The committee put further questions to the 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 conditions (including the conditions set out in the addendum report), the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.
2. That in the event that the s106 agreement is not completed by 21 December 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 132 of the report.

7.3. LONDON SOUTHBANK UNIVERSITY, 103 BOROUGH ROAD, LONDON SE1 0AA

Planning application reference: 17/AP/4233 and 17/AP/4246

Report: See pages 104 to 181 of the agenda and pages 3 and 4 of the addendum report.

PROPOSAL

Full Planning Permission for redevelopment of the site by the erection of a part 7 storey/ part 4 storey building with basement and roof plant fronting onto Keyworth Street and Borough Road, a 5 storey building with roof plant fronting onto London Road linked by a central covered concourse; Part demolition with alterations and extensions to the grade II listed former Presbyterian Chapel; All to provide new academic teaching, library, student support and performance facilities (Use Class D1) and ancillary café/retail space. The creation of new public realm, hard and soft landscaping improvements within and around the site, streetscape improvements on Keyworth Street, the stopping-up of Rotary Street and Thomas Doyle Street, and other associated works.

Listed Building Consent for redevelopment of the site to provide new academic teaching, library, student support performance facilities (Use Class D1) and ancillary cafe/retail space involving part demolition with alterations and extensions to the Grade II listed former Presbyterian Chapel together with landscaping works to provide new areas of public realm and streetscape improvements to Keyworth Street and associated works.

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

There were no objectors present at the meeting.

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

There were no supporters who lived within 100 metres of the development site present at the meeting that wished to speak.

Councillor Graham Neale addressed the meeting in his capacity as ward councillor, and answered questions by the committee.

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

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

RESOLVED:

1. That full planning permission be granted for 17/AP/4233, subject to conditions (including the conditions set out in the addendum report), the applicant entering into a satisfactory legal agreement, and receipt of Stage 2 comments from the Mayor of London.
2. That an additional condition be added to control the activity/use of the ancillary roof top space of the Creative and Design Centre.

Reason

To protect the amenity of nearby residents.

3. That in the event that the legal agreement is not entered into by 16 October 2018 the Director of Planning be authorised to refuse planning permission for 17/AP/4233 if

appropriate for the reasons set out in paragraph 220 of the report.

4. That listed building consent be granted for 17/AP/4246, subject to conditions.

The meeting ended at 10.13pm

CHAIR:

DATED: