

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 9 October 2018 at 6.30 pm at Ground Floor Meeting Room G01C - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor Graham Neale
Councillor Maria Linforh-Hall
Councillor David Noakes

OFFICER SUPPORT: Simon Bevan, Director of Planning
Patrick Cronin, Planning
Alex Gillott, Legal Services
Jon Gorst, Legal services
Christopher Kirby, Planning
Yvonne Lewis, Planning
Alex Oyebade, Transport Policy
Sarah Parsons, Planning
Everton Roberts, Constitutional Team
Michael Tsoukaris, Design and Conservation

1. APOLOGIES

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 6.1, 6.2 and 6.3

Members' pack relating to items 6.1, 6.2 and 6.3

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 September 2018 be approved as a correct record and signed by the chair.

6. 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.

6. ALL SAINTS ANNEXE (IMPERIAL WAR MUSEUM) AND LAND TO THE REAR, AUSTRAL STREET, LONDON, SE11 4SJ

PROPOSAL:

Construction of a three-storey building for Class D1 use (to provide offices and staff accommodation ancillary to the Imperial War Museum) within the rear yard, to incorporate rooftop plant and photovoltaics, together with the change of use of the existing All Saints Annexe building from Class D1 (ancillary to the museum) use to a mixed Class B1 (office) / Class D1 (ancillary to museum) use. The development will include hard and soft landscaping improvements, the provision of a cycle and refuse store, the provision of one accessible car parking space at the front of the All Saints Annexe building, the rebuilding of the site's boundary wall to Geraldine Mary Harmsworth Park, the realignment of the access road into the site from the Park, demolition of the portakabins and other associated works.

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

A number of objectors addressed the meeting. 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.

Councillor Graeme 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 refuse the application was moved, seconded, put to the vote and declared lost.

A motion to defer the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That the application be deferred pending clarification of the curtilage listing of the boundary wall and that a listed building consent application be submitted alongside the planning application should listed building consent be required.
2. That further clarification be provided on the type and height of window-glaze to be proposed to prevent overlooking from first and second floor level of the north-east and south-west elevation of the development.

6. 160 BLACKFRIARS ROAD AND LAND TO THE REAR, LONDON SE1 8EZ

PROPOSAL:

Erection of a 10 storey building (40.23m AOD) with basement, comprising a 220 bedroom hotel with ancillary restaurant (Class C1); flexible office space (Class B1); retail units (Class A1/A3); creation of public space; landscaping and associated works. Works to the existing building at ground and roof levels (including a new rooftop terrace, enclosure and PV panels); elevational alteration; creation of a new entrance and the installation of an architectural feature along the Blackfriars Road elevation.

On the day before the committee meeting, a site visit had been arranged which was attended by a number of Members accompanied by officers where they were able to view the site from various positions and consider its relation to neighbouring buildings from various positions.

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

A number of objectors addressed the meeting. Members of the committee asked questions of the objectors.

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

A supporter who lived within 100 metres of the development site addressed the meeting. Members of the committee asked questions of the supporter.

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 the officers and discussed the application.

A motion to refuse the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be refused on the following grounds:

- Hotels not being an appropriate use of the land, and being in conflict with the Blackfriars Road SPD and the emerging NSP designation NSP15, and the over-dominance of hotels in the area contrary to Saved Southwark Plan policy 1.12.
- The building is too tall and breaches the recommended height for this part of Blackfriars Road in the SPD, and does not comply with Tall Building policy 3.20.
- The building is an overdevelopment of a confined site and has an adverse impact on the amenity of neighbours including by overshadowing the school playground, having a negative impact on the learning environment.
- The quality of the hotel accommodation, in terms of the internalised bedrooms, does not comply with London Plan policy 4.5 section C, in terms of meeting the requirements for accreditation by the national quality assurance scheme.

6. RUBY TRIANGLE SITE, LAND BOUNDED BY OLD KENT ROAD, RUBY STREET AND SANDGATE STREET, LONDON SE15 1LG

PROPOSAL:

Full planning permission is sought for demolition of existing buildings and structures on the site, and redevelopment consisting of three buildings at maximum heights of 17 storeys (including mezzanine) (+64.735m AOD), 48 Storeys (+170.830m AOD) and 40 storeys (including mezzanine) (+144.750m AOD), plus single storey basement under part of the site. Development would provide 1,152 residential dwellings (Class C3), retail, business and communal spaces (Classes A1, A2, A3, A4, B1(a),(b),(c) and D1), public sports hall and gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, associated car and cycle parking and other associated works.

RESOLVED:

That the application be deferred to the planning committee meeting scheduled for 29 October 2018 due to the length of time it had taken to consider the previous applications on the agenda.

The meeting ended at 11.32 pm

CHAIR:

DATED: