

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 6 November 2018 at 6.30 pm at Ground Floor Meeting Room G02C - 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:**

**OFFICER
SUPPORT:**

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

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 item 7.3

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. CONFIRMATION OF 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)

Officers presented the report. Members had no questions for the officer.

RESOLVED:

1. That the confirmation of 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 authorised. The Direction allows 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 confirming 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.

6. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS PERMITTING THE DEMOLITION OF THE OLD SOUTHERN RAILWAY STABLES AND THE FORGE, CAITLIN STREET WITHIN OLD KENT ROAD OPPORTUNITY AREA

Officers presented the report. Members had no questions of the officer.

RESOLVED:

1. That the confirmation of an immediate Article 4 Direction (Appendix A) to withdraw the permitted development right granted by Class B, Part 11, Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (as amended) (GPDO) which would otherwise permit the demolition of the Old Southern Railway Stables and Forge buildings, Caitlin Street ('the Stables and the Forge') (site location identified at Appendix B of the report) in the Old Kent Road Opportunity Area that has been identified as a heritage asset be authorised.
2. That the updated equalities analysis of the proposed Article 4 Direction (Appendix C of the report) be noted.
3. That the arrangements for confirming 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.

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. AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17 (KNOWN AS THE FIRST SITE DEVELOPMENT)

PROPOSAL:

Minor material amendments to planning permission 14/AP/3843 to include: Provision of an additional 12 units (including three townhouses in place of the Gas Pressure Reduction Station); revisions to unit and tenure mix; internal reconfiguration and elevational alterations; minor alterations to landscape layouts, amenity space and roof space.

Items 7.1 and 7.2 were heard together.

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

There were no objectors present at the meeting who wished to speak.

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 who wished to speak.

Councillors Paul Fleming and Jack Buck 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 the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

With regard to application reference 17/AP/3885 - That planning permission is GRANTED subject to conditions and the applicant entering into an appropriate Deed of Variation to the S106 Legal Agreement signed on 5 August 2015 as part of the parent application (reference 14/AP/3843), and

subject to referral to the Mayor of London.

That the S106 agreement include an amendment to confirm that monies secured for child's play can be spent within Faraday Ward rather than solely within Burgess Park.

7. AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17

Proposal:

Minor material amendment to planning permission 16/AP/2800 to include: Changes to the tenure mix; re-positioning of Block 3; and minor elevational alterations.

Items 7.1 and 7.2 were heard together.

RESOLVED:

With regard to application reference 17/AP/3846 - That planning permission is GRANTED subject to conditions.

7. 60A AND 62 HATCHAM ROAD AND 134-140 ILBERTON ROAD, LONDON SE15 1TW

PROPOSAL:

Application for full planning permission for mixed use redevelopment comprising: demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,179 sqm (GIA) of commercial space (use class B1) at ground floor, 86 residential dwellings above (30 x 1 bed, 39 x 2 bed and 17 x 3 bed), with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.

(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 - strategic).

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

There were no objectors present at the meeting who wished to speak.

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 who wished to speak.

There were no ward councillors present at the meeting who wished to speak.

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

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

RESOLVED:

1. That planning permission be granted, subject to conditions and following the completion of a s106 agreement.
2. That those conditions include one three bedroom apartment on the fourth floor be moved from the category of shared ownership to social rent.
3. In the event that the s106 agreement is not completed by 2 April 2019 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 167 of the report.

Meeting ended at 9.00 pm

CHAIR:

DATED:

[CABINET ONLY]

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 21 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, [DATE].

THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE CABINET BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.