

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Monday 29 October 2018 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor Evelyn Akoto
Councillor Richard Livingstone
Councillor Michael Situ

OFFICER SUPPORT:

1. APOLOGIES

Apologies were received from Councillor Lorraine Lauder.

1. 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 6.1 and 6.2
Members' pack relating to items 6.1 and 6.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 October 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.

6.1 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 community 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. (REVISED DESCRIPTION)

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 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 from the committee.

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

Councillors Evelyn Akoto, Richard Livingstone and Michael Situ addressed the meeting in their capacity as ward councillors, and answered questions from the committee.

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

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

RESOLVED:

1. That the Planning Committee grant planning permission, subject to:
 - The recommended planning conditions;
 - The Applicant entering into an appropriate legal agreement by no later than 9 April 2019;
 - Referral to the Mayor of London;
 - Referral to the Secretary of State; and
 - Referral to the Health and Safety Executive (HSE).
2. That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the Director of Planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1)(d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. That a reasonable proportion of the land designated as B1 A-C be reserved for B1C use.
5. That ward members see the Section 106 agreement prior to its agreement.

6.2 47-49 TANNER STREET, LONDON, SE1 3PL

PROPOSAL:

Redevelopment of the site involving the provision of a 7-storey building, with basement, incorporating the retention of the existing 3-storey warehouse, for B1(a) Office Use. Together with associated landscaping, cycle parking and the demolition of an existing detached ancillary store building.

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 from 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 at the meeting that wished to speak.

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

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

RESOLVED:

1. That planning permission is granted subject to conditions and the completion of a legal agreement.
2. In the event that the legal agreement is not completed by 31 January 2019, that the Director of Planning be authorised to refuse planning permission for the reasons set out in paragraph 81 of this report.
3. That a condition be added to confirm that a proposal for a repair/restoration of the interior and exterior of the existing warehouse be created.

Meeting ended at 11.05 pm

CHAIR:

DATED: