

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 27 November 2018 at 6.30 pm at Ground Floor Meeting Room G01C - 160 Tooley Street, London SE1 2QH

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

**OTHER MEMBERS PRESENT:** Councillor Jason Ochere (ward member capacity)  
Councillor Ian Wingfield (ward member capacity)

**OFFICER SUPPORT:** Simon Bevan, Director of Planning  
Tom Buttrick, Team Leader, Old Kent Road Team  
Jon Gorst, Legal Services  
Catherine Jeater, Senior Planner, Design & Conservation  
Jacob Kut, GVA  
Victoria Lewis, Team Leader, Development Management  
Yvonne Lewis, Group Manager, Strategic Applications Team  
Alex Oyebade, Team Leader, Transport Policy  
Michael Tsoukaris, Group Manager Design & Conservation  
Colin Wilson, Head of Regeneration, Old Kent Road Team  
Everton Roberts, Constitutional Team

### 1. APOLOGIES

Apologies for absence were received from Councillor Jason Ochere.

### 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 and 7.2

Members' pack relating to items 7.1 and 7.2

### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests or dispensations.

### **5. MINUTES**

#### **RESOLVED:**

That the minutes of the meetings held on 29 October and 6 November 2018 be approved as correct records and signed by the chair.

### **6. LIBERTY OF THE MINT CONSERVATION AREA**

#### **RESOLVED:**

1. That the responses from the Borough, Bankside and Walworth Community Council and the results of the public consultation following the designation of the Liberty of the Mint Conservation Area be noted.
2. That the conservation area appraisal, attached at Appendix 1 of the report be adopted.

### **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 BURGESS BUSINESS PARK, PARKHOUSE STREET, LONDON SE5 7TJ

### PROPOSAL:

*Demolition of the existing buildings and redevelopment of the site to provide 499 residential units, up to 3,725sqm (GIA) of Class B1 commercial floorspace, up to 128 sqm (GIA) of Class D2 leisure floorspace and up to 551sqm of Class A1-A3 floorspace within 13 blocks of between 2-12 storeys (max AOD height 41.95m), with car and cycle parking and associated hard and soft landscaping.*

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

A number of 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.

Councillor Jason Ochere and Councillor Ian Wingfield addressed the meeting in their capacity as ward councillors, and answered questions by the committee.

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

### MOTION OF EXCLUSION

The meeting moved into closed session to seek legal advice on grounds for refusal.

The applicant and the public were then re-admitted to the meeting.

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

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:

- Density of the scheme is too high for the area and the design is not exemplary due to the under provision of amenity space and the minimal compliance with space standards for the units within the scheme.
- Light industrial space is being lost and is contrary to current and emerging policies.

## 7.2 LAND AT 313-349 ILBERTON ROAD, LONDON SE15

### **PROPOSAL:**

#### *ORIGINAL DESCRIPTION*

*Mixed use redevelopment comprising, demolition of existing buildings and construction of two buildings: one of part 11 and 13 storeys and one of part 13 and 15 storeys to provide 1,888sqm (GIA) of commercial floorspace (use class B1) at part basement, ground and first floors, 130 residential dwellings above (51 x 1 bed, 52 x 2 bed and 27 x 3 bed), with associated access and highway works, amenity areas, cycle, disabled and commercial car parking and refuse/recycling stores.*

#### *REVISED DESCRIPTION*

*Full application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and construction of two buildings one of part 11 and 13 storeys and one of part 13 and 15 storeys to provide 1,661sqm (GIA) of commercial floorspace (use class B1) at part basement, ground and first floors, 130 residential dwellings above (44 x 1 bed, 59 x 2 bed and 27 x 3 bed), with associated access and highway works, amenity areas, cycle, disabled and commercial car parking and refuse/recycling stores.*

### **RESOLVED:**

That the application be deferred to the planning committee meeting scheduled for 4 December 2018 due to the length of time taken to consider the previous application on the agenda.

The meeting ended at 11.00 pm

**CHAIR:**

**DATED:**