

## Planning Committee

MINUTES of the Planning Committee held on Tuesday 5 November 2019 at 6.30 pm  
at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:**

Councillor Martin Seaton (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Barrie Hargrove  
Councillor Darren Merrill (Reserve)  
Councillor Adele Morris  
Councillor Damian O'Brien  
Councillor Catherine Rose

**OFFICER  
SUPPORT**

Simon Bevan (Director of Planning)  
Jon Gorst (Legal Officer)  
Colin Wilson (Head of Regeneration Old Kent Road)  
Alistair Huggett (Planning Projects)  
Sarah Parsons (Team Leader Old Kent Road Regeneration  
Team)  
Catherine Jeater (Design and Conservation)  
Vendela Gambill (Development Management)  
Naima Ihsan (Transport Planner)  
Gerald Gohler (Constitutional Officer)

**1. APOLOGIES**

There were apologies for absence from Councillors Margy Newens and 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 before the meeting:

- Addendum report relating to item 7.1.
- Members pack relating to item 7.1. and 7.2.

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

The following members of the committee declared an interest:

Item 5. Conservation Area Appraisals, extensions and article 4 directions (Glengall Road, Cobourg Road, Trafalgar Avenue Conservation Areas).

Councillor Darren Merrill, pecuniary, as he lives in one of the conservation areas and therefore has a financial interest.

#### **5. CONSERVATION AREA APPRAISALS, EXTENSIONS AND ARTICLE 4 DIRECTIONS (GLENGALL ROAD, COBOURG ROAD, TRAFALGAR AVENUE CONSERVATION AREAS)**

Having declared a pecuniary interest in this item Councillor Darren Merrill left the meeting room before the start of this item.

The committee heard the introduction to the report by the officer. Members of the committee asked questions of the officer.

##### **RESOLVED:**

That the adoption of the amended conservation area appraisals, extensions and article 4 directions for Glengall Road, Cobourg Road and Trafalgar Avenue Conservation Areas be agreed.

At this point Councillor Darren Merrill rejoined the meeting.

#### **6. RELEASE OF £265,895 S106 AGREEMENTS TO DELIVER MATCH FUNDING FOR A MAYORS AIR QUALITY FUND PROJECT AND SUPPORT THE DELIVERY OF THE WALWORTH ROAD PUBLIC REALM IMPROVEMENT SCHEME**

The committee heard the introduction to the report by the officer. Members of the committee asked questions of the officer.

##### **RESOLVED:**

That the release of £265,895 of Section 106 funding from the developments listed in the report, to deliver the projects as set out in paragraphs 3-6 of the report be approved.

#### **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.

## **7.1 596 - 608 OLD KENT ROAD AND LAND AT LIVESEY PLACE, LONDON, SE15 1JB**

**Application number: 18/AP/3284**

Report: see pages 122 – 389 of the agenda pack.

### **PROPOSAL**

*Mixed-use redevelopment comprising the demolition of all existing buildings and structures (listed mural to be removed and stored prior to demolition, and incorporated into proposed development); construction of three buildings arranged around a central plinth ranging in height from 10 to 38 storeys (maximum height +144.2m AOD) above single basement, ground and mezzanines floors, to provide a range of uses including 372 residential units (Use Class C3), place of worship (Use Class D1), retail (Use Classes A1-A4), and office / light industrial (Use Classes B1(a)/B1(c)); means of access, public realm and landscaping works, parking and cycle storage provision, energy centre / plant and servicing areas, and associated ancillary works.*

*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. Members of the committee asked questions of the officers.

There were no objectors to the application present and wishing to speak.

The applicants addressed the committee, and answered questions from the committee.

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

There were no ward councillors present and wishing to speak.

The committee put further questions to the officers and discussed the application. Councillors asked for the lighting of the colonnade and listed mural to be addressed in the lighting strategy.

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:
  - a. the conditions set out in the report
  - b. the revised condition set out in the addendum report
  - c. referral to the Mayor of London
  - d. referral to the Secretary of State and
  - e. the applicant entering into an appropriate legal agreement by no later than 5 May 2020.
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 in the event that the requirements of (1e) are not met by 5 May 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 773 of the report.

**7.2 596 - 608 OLD KENT ROAD AND LAND AT LIVESEY PLACE, LONDON, SE15 1JB  
(LISTED BUILDING CONSENT)**

**Application number: 18/AP/3285**

Report: see pages 390 - 405 of the agenda pack.

**PROPOSAL**

*Careful removal and storage of Grade II listed mural prior to demolition of the existing non listed building, and subsequent incorporation of the mural into mixed-use redevelopment of the site to be considered under planning application reference 18/AP/3284.*

All contributions for this item were heard under item 7.1.

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

**RESOLVED:**

That listed building consent be granted, subject to the conditions set out in the report.

The meeting ended at 9.05pm.

**CHAIR:**

**DATED:**