

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 3 December 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 Sarah King (Reserve)  
Councillor Adele Morris  
Councillor Damian O'Brien  
Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Victor Chamberlain (Ward Capacity)

**OFFICER SUPPORT:** Simon Bevan, Director of Planning  
Jon Gorst, Legal Services  
Pip Howson, Transport Policy  
Alistair Huggett, Planning Projects Manager  
Wing Lau, Team Leader, Old Kent Road  
Yvonne Lewis, Strategic Applications Team  
Alex Oyebade, Transport Policy  
Yvonne Sampah, Development Control  
Colin Wilson, Head of Regeneration, Old Kent Road  
Everton Roberts, Constitutional Team

### 1. APOLOGIES

Apologies for absence were received from Councillors Margy Newens and Catherine Rose.

### 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 item 7.1 and 7.2
- Members pack relating to item to 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 meeting held on 12 November 2019 be approved as a correct record and signed by the Chair.

### 6. RELEASE OF £898,959.07 FROM S106 AGREEMENTS TO INCREASE ACCESSIBLE HOUSING ACROSS THE BOROUGH

#### RESOLVED:

That the release of £898,959.07 from the following Section 106 agreements to increase the accessible housing provision across the borough as detailed below be approved:

Permission Ref	Account No	Address	Amount
16/AP/5235	827	1 Varcoe Road	71,675.73
15/AP/1062	802	Manor Place Depot	431,558.79
15/AP/2864	810	91-93 Queens Road, Peckham	20,000.00
16/AP/1650	008	Tavern Quay Business Centre, Rope Street	60,000.00
13/AP/3059	720	6-14 Melior Street, Our Lady Of La Salle	120,000.00
13/AP/3815	729	Octavia House, 235-241 Union Street	90,000.00
14/AP/2948	754	240 and 252 Camberwell Road	80,724.55
13/AP/1123	684	Land South of Evans Granary, 38 Stoney Street	25,000.00
<b>TOTAL</b>			<b>£898,959.07</b>

## 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 32 - 36 LOMAN STREET, LONDON, SE1 0EH

#### Proposal:

*Demolition of the existing four storey office building with basement and redevelopment of the site to provide a new seven storey office building plus basement (Use Class B1)*

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

Objectors to the application addressed the committee, and answered questions from the committee.

The applicant's agent 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 that wished to speak.

Councillor Victor Chamberlain addressed the meeting in his capacity as ward councillor 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:

1. That planning permission be granted, subject to conditions (and amended conditions below) and the applicant entering into an appropriate legal agreement.
  - Additional clause to condition 5 – Construction Environmental Management PlanThat the applicant be required to set up a neighbour liaison forum, and to hold a

pre-commencement meeting with local residents prior to the commencement of the development.

- Amendment to condition 10 – Cycle Storage

That there is provision of 10 short stay spaces for visitors.

- Amendment to condition 14 – Servicing Hours

Any deliveries or collections to the commercial units shall only be between the following hours:

07.00 – 20.00hrs on Mon – Sat.

No deliveries permitted on Sun & Bank Holidays

2. That in the event that the requirements of (1 above) are not met by 28th February 2020 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 148 of the report.

## **7.2 2 VARCOE ROAD, LONDON, SE16 3DG**

### **Proposal:**

*Demolition of existing buildings and erection of a new mixed use development comprising a part 7, part 9 storey (maximum height above ground of 29.99m) building of 288sqm commercial floor space (Use Class B1) and 74 residential dwellings (Use Class C3) with associated bin stores, cycle stores, plant rooms and hard and soft landscaping.*

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

There were no objectors present. A letter of objection from Southwark Law Centre, was circulated at the meeting.

The applicant's agent 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 that 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 in the report and addendum report and the applicant entering into an appropriate legal agreement by no later than 3 March 2020.

2. That in the event that the requirements of (1) above are not met by 3 March 2020, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 202 of the report.

The meeting ended at 8.47pm

**CHAIR:**

**DATED:**