

Planning Committee

MINUTES of the Planning Committee held on Monday 24 February 2020 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Adele Morris
Councillor Margy Newens
Councillor Damian O'Brien
Councillor Catherine Rose
Councillor Cleo Soanes
Councillor Sarah King (Reserve)

OTHER MEMBERS PRESENT: Councillor Victor Chamberlain

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Services)
Yvonne Lewis (Strategic Applications Team)
Victoria Crosby (Strategic Applications Team)
Terence McLellan (Strategic Applications Team)
Alex Oyebade (Transport Policy)
Michael Tsoukaris (Design and Conservation Team)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies from Councillor Martin Seaton who explained he would not be sitting on item 6.2, as the application was in his ward and he had previously made public pronouncements on the application.

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 6.1 and 6.2
- Members pack relating to item 6.1 and 6.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members of the committee declared an interest in items:

6.1 Sampson House, 64 Hopton Street, London SE1 9JH.

Councillor Adele Morris, non-pecuniary, as this application is in her ward. She had, however, had no discussions or involvement with either the objectors or the applicant.

6.2. Plot H7 Heygate Street within land bounded by Elephant Park to the north, Plot H2 to the west, Heygate Street to the south and H11b to the east, London SE17.

Councillor Martin Seaton, non-pecuniary, as the application is in his ward and he had previously made public pronouncements on the application.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 January 2020 be approved as a correct record of the meeting 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 SAMPSON HOUSE, 64 HOPTON STREET, LONDON SE1 9JH

Planning application number: 18/AP/1603

PROPOSAL

Redevelopment to create two levels of basement and the erection of five buildings ranging from seven to 34 storeys plus plant (heights ranging from 28.9m AOD – 123.9m AOD) to provide: 341 dwellings (Class C3); 8,054sqm (GIA) of office space (Class B1); 1,436sqm (GIA) of retail floorspace (Class A1-A4); 904sqm (GIA) of cultural floorspace (Class D1/D2); 16,254sqm (GIA) hotel with up to 126 rooms (Class C1); new open space; reconfigured vehicular and pedestrian access; highway works; landscaping; basement car park for 107 cars (including 29 disabled car parking spaces), plus servicing and plant areas; and works associated and ancillary to the proposed development.

The committee heard the officer's introduction to the report and addendum report. Members of the committee asked questions of the officers.

The objectors addressed the committee and responded to questions put by members of the committee.

The applicant's representatives 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.

Councillor Victor Chamberlain addressed the meeting in his capacity as a ward councillor and answered questions from 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:
 - a. the conditions set out in the report including an amended condition 24 to stipulate that all parking spaces are to have charging point for electric vehicles
 - b. the applicant entering into an appropriate legal agreement which is to include stipulations around:
 - i. the applicant working with the Bankside Yards working group regarding details of the proposal and materials. This should include mediation by a third party if necessary.
 - ii. prohibiting sub-letting of parking bays
 - c. and referral to the Mayor of London.
2. That it be confirmed that the environmental information has been taken into account as required by Regulation 3 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 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 paragraph 1 above are not met by 30 November 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 303 of the report.

At this point Councillor Martin Seaton left the meeting. The meeting went into a ten-minute comfort break, after which the Vice-Chair Councillor Kath Whittam was in the chair.

6.2 PLOT H7 HEYGATE STREET WITHIN LAND BOUNDED BY ELEPHANT PARK TO THE NORTH, PLOT H2 TO THE WEST, HEYGATE STREET TO THE SOUTH AND H11B TO THE EAST, LONDON SE17

Planning application number: 19/AP/1166

PROPOSAL:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H7 within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to Outline Planning Permission ref: 12/AP/1092. The proposal comprises the construction of a development ranging between 9 and 25 storeys in height (maximum building height 86.75 m AOD), comprising 424 residential units, 1,237sqm (GEA) of flexible retail (Classes A1-A5) uses and 628 sqm (GEA) flexible retail, community and leisure (Classes A1-A5, D1-D2), car parking, cycle storage, servicing, plant areas, landscaping, public realm, and other associated works.

The chair and legal officer reminded members that they were to make a decision only on the reserved matters set out in the report. The chair welcomed councillor Sarah King to the meeting as a reserve.

The committee heard the officer's introduction to the report and addendum report. Members of the committee asked questions of the officers.

An objector addressed the committee and responded to questions put by members of the committee.

The applicant's representatives 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 wishing 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:

That approval of the reserved matters be granted subject to the conditions set out in the report.

The meeting ended at 10.20pm.

CHAIR:

DATED: