



PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 3 March 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 Hamish McCallum (Reserve)
Councillor Margy Newens
Councillor Catherine Rose
Councillor Jane Salmon (Reserve)
Councillor Cleo Soanes

OTHER MEMBERS PRESENT: Councillor Damian O'Brien
Councillor Leo Pollak

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Officer)
Vicky Crosby (Development Management)
Yvonne Lewis (Development Management)
Martin McKay (Design and Conservation)
Alex Oyebade (Transport Policy)
Tom Weaver (Development Management)
Tim Murtagh (Constitutional Officer)

1. APOLOGIES

There were apologies for absence received from Councillors Barrie Hargrove, Adele Morris and Damian O'Brien.

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 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 5 February 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 can be clearly specified.

6.1 11-13 SPA ROAD, SE1

PROPOSAL:

Demolition of existing buildings and construction of a part 4, 5 and 6 storey building to form 185 students rooms (sui generis), communal student facilities, plant room, cycle storage, gym, recycling & refuse facilities and associated works.

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

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 Damian O'Brien 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 amend condition 23 in the report was moved, seconded, put to the vote and declared carried.

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

RESOLVED:

1(a). That planning permission be granted, subject to conditions in the report, addendum report, an amended condition 23 as outlined below and the applicant entering into an appropriate legal agreement no later than 3 June 2020.

New condition 23 –

HOURS OF USE OF OUTDOOR AMENITY AREAS

Other than for maintenance purposes, repair purposes or means of escape, the outdoor roof terrace amenity areas shall not be used outside of the following hours: 7am to 7pm on Mondays to Sundays (including Bank Holidays)

Other than for maintenance purposes, repair purposes or means of escape, the garden courtyard outdoor amenity area-roof terraces) shall not be used outside of the following hours: 7am to 9pm on Mondays to Sundays (including Bank Holidays)

The use of live or electronically amplified music shall not be permitted in or on these outdoor amenity areas under any circumstances.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework (2019), Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011), and Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

1(b). That in the event that the requirements of (a) are not met by 3 June 2020,

the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 255 of the report.

6.2 77-89 ALSCOT ROAD, LONDON SE1

PROPOSAL:

Redevelopment of site to provide 143 student bedrooms in a building ranging from 3- to 7-storeys (plus basement) and ancillary bin store, cycle store, laundry and office/reception, car parking, substation, associated landscaping, and alterations to the vehicle access. Removal of a street tree on Alscot Road and works to the highway.

The committee heard the officers' introduction to the report.

There were no objectors present that wished to speak.

The applicant's agents addressed the committee, and answered questions from the committee.

A head teacher of a local nursery school spoke as a supporter of the application and answered questions by the committee.

There were no ward councillors present that wished to speak.

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

RESOLVED:

- 1(a). That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement by no later than 3 June 2020.
- 1(b). That in the event that the requirements of (a) are not by 3 June 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 217 of the report.

The meeting ended at 8.50pm

CHAIR:

DATED: